

\$410,000 - 615 Songhurst Wynd, Leduc

MLS® #E4450817

\$410,000

3 Bedroom, 2.50 Bathroom, 1,443 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Well-kept 2-storey home in Southfork featuring 3 bedrooms, 2.5 baths, and a spacious primary suite with walk-in closet and ensuite. Bright and airy layout with large windows at the front and back, plus a kitchen with quartz countertops, refinished cabinets, and new stainless steel appliances. Includes A/C, an unfinished basement, fully FENCED yard with fire pit, and storage under the front deck. Rear parking with alley access. Close to schools, parks, trails, and shopping with easy highway and airport access. Move-in ready!

Built in 2009

Essential Information

MLS® #	E4450817
Price	\$410,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



Community Information

Address	615 Songhurst Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P6

Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Fire Pit, Front Porch, No Smoking Home
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	3
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 4:47pm MDT