

\$399,900 - 578 Songhurst Way, Leduc

MLS® #E4445572

\$399,900

4 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

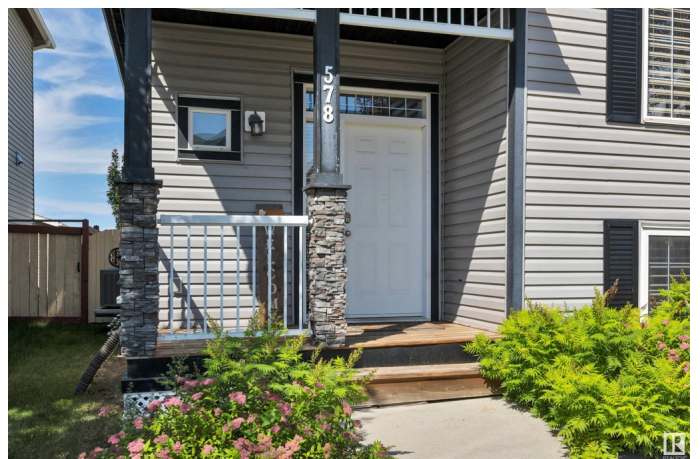
Southfork, Leduc, AB

Welcome home to this 4-bedroom, 2-bathroom bi-level in Southfork with a spacious living area & a separate basement entrance. The open-concept main floor features vaulted ceilings, hardwood flooring, and a stylish kitchen with stainless steel appliances. Enjoy a cozy gas fireplace, central A/C, and a fully finished basement with a spacious rec room. Step outside onto the front porch or to the large back deck, complete with gas BBQ rough-in and fully fenced yard, plus a detached garage for added convenience. Located close to schools, parks, and all amenities—this home is move-in-ready.

Built in 2009

Essential Information

MLS® #	E4445572
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status	Active
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Community Information

Address	578 Songhurst Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R2

Amenities

Amenities	Air Conditioner, Deck, Front Porch, Vaulted Ceiling, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on July 4th, 2025 at 11:02am MDT