

\$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

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 23
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 July 26th, 2025 at 4:17pm MDT