

\$450,000 - 631 Songhurst Wynd, Leduc

MLS® #E4437997

\$450,000

3 Bedroom, 2.50 Bathroom, 1,545 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this Immaculate 1545 Sq Ft Open Concept Jayman Built Home. Sitting on your massive front porch you will Enjoy private views of the quiet street just steps from McHardy Park with Miles of Serene Walking Paths. The spacious main floor is great for Relaxing or Entertaining with the living room overlooking the Huge Dining room and Kitchen with tons of cabinets and counter space plus a large island plus a built-in Vac system throughout. The Main Floor Laundry is at the back entrance that opens to your deck, nice fully fenced yard and Huge Guyâ€™s Garage thatâ€™s fully finished with high ceiling, floor drain, oversized breaker panel with 220 to power all your equipment. The upstairs boasts 3 generous bedrooms with the primary having a walk-in closet and luxurious en-suite. Last but not Least, this home has Central A/C so you can stay Cool All Summer Long.

Built in 2009

Essential Information

| | |
|------------|-----------|
| MLS® # | E4437997 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,545 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 631 Songhurst Wynd |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0P6 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6" |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Corner, Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed May 22nd, 2025

Days on Market 11

Zoning Zone 81

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