

## \$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                9

Zoning                              Zone 81

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