

\$419,900 - 656 Songhurst Wynd, Leduc

MLS® #E4464140

\$419,900

3 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

24' X 24' GARAGE W/8' DOOR! LARGE BEDROOMS! MASSIVE DECK! GREAT VALUE! This 1543 sq ft 3 bed, 2.5 bath 2 story provides room to build equity with a terrific open concept floor plan. Spacious front entryway w/ 2 pce bath leads to your lovely kitchen w/ massive island for meal prep! Large dining space for your 8 person table, living room w/ gas fireplace, & 9' ceiling for the grandiose feels. Classic carpet & lino for simple functional living. Upstairs leads to 3 bedrooms, including the primary bedroom w/ walk in closet & 4 pce bathroom. Additional 4 pce bath & closet. The basement is 90% finished, w/ laminate flooring, generous rec room for games or movie night (space for a 4th bedroom), laundry, and framed space for your future bathroom. Low maintenance yard w/ massive deck for entertaining, oversized double garage w/ added storage space in the attic. Blocks to playgrounds, trails, & quick access to Hwy 2. A great package; welcome to Southfork!

Built in 2009

Essential Information

MLS® # E4464140

Price \$419,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	656 Songhurst Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R1

Amenities

Amenities	Deck
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
Days on Market	5
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 November 4th, 2025 at 6:47pm MST