



## 416 SONGHURST Place Leduc AB

\$415,000

Discover the standout 2-storey home in the neighbourhood. The foyer unveils a vast living room with 9 ft ceilings, sunlit bay windows, and a cozy gas fireplace, crafting a warm and welcoming space. The home boasts a mix of hardwood, carpet, and tile flooring. The gourmet kitchen is a culinary haven with maple cabinets, a double pantry, and sleek stainless steel appliances for a touch of sophistication. Dine at the dual-sided breakfast bar or in the sun-drenched kitchen nook. Also on this level, find a handy mudroom and an elegantly designed half bath. Upstairs, three spacious bedrooms feature accent panel walls, a full 4pc bathroom, and a luxurious 3pc master ensuite. Plus, the added convenience of an upstairs laundry room complete with cabinets and shelving. The fully finished basement offers a bar and an extra room ideal for a home office or hobby area. Outside, enjoy the back deck and the landscaped, fenced yard, along with an oversized insulated 24 x 24 double detached garage!

Listing Presented By:



Originally Listed by:  
Liv Real Estate

amandagering@gmail.com  
<https://ag-designs.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)