



## 433 SONGHURST Place Leduc AB

\$349,000

Welcome home to the vibrant neighborhood of Southfork. This beautiful 3 bedroom Duplex, is located near ponds, trails, parks and only a short distance from the International Airport. This house welcomes you with a large front deck facing west for those quiet evening sunsets. Once inside you will be greeted by large windows flooding the house with natural light, showcasing the brand new laminate flooring throughout the main floor. The kitchen has beautiful dark wood cupboards and views out into the fully fenced backyard, leading out to your 2 car private parking area. Upstairs you have the primary bedroom with walk in closet, a four piece main bath, 2nd bedroom and 3rd bedroom, all with brand new carpet. The basement is fully finished with a large bedroom, a 3 piece bathroom, laundry room and a large storage space under the stairs. This Duplex is ideal for families and first time home buyers. Welcome home to Southfork.

Listing Presented By:



Originally Listed by:  
Exp Realty

[malloryjanssen@outlook.com](mailto:malloryjanssen@outlook.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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