# \$525,000 - 409 Simpkins Wynd, Leduc

MLS® #E4459726

#### \$525.000

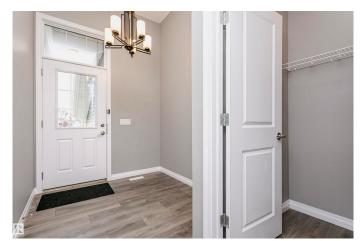
3 Bedroom, 2.50 Bathroom, 1,922 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

In the heart of family neighborhood of SouthFork. This elegent 2 storey home has a fantastic location, backing on a walking trail which takes you to Catholic K-8 School, Playground and Lake. Built by Jayman in 2016, this home offers all the conveniences and space to grow your family. Separate side entrance to future basement suite. Bright, open design, livingroom has direct access to back deck and large triple-pane windows, new blinds, overlooking kids playing in the backyard. Laminate flooring on main for easy cleanup with plush carpets on upper levels. Galley kitchen with Dark Expresso cabinets set against contrasting quartz countertops and granite undermount sink. S/S appliances, subway tile backsplash and pendent lighting over the extended countertop. Generous family room on upper level perfect for movie nights. Master suite features walk-in closet and spa-like 5 pce ensuite. H/E furnace and On-demand water system. Huge Oversized double garage offers plenty of space for a workbench and floor drain.







Built in 2016

## **Essential Information**

MLS® # E4459726 Price \$525,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,922

Acres 0.00

Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 409 Simpkins Wynd

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0Y3

#### **Amenities**

Amenities Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No

Smoking Home, Vinyl Windows, HRV System

Parking Spaces 4

Parking Double Garage Attached, Insulated

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby,

Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 26th, 2025

Days on Market 36

Zoning Zone 81

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Listing information last updated on November 1st, 2025 at 8:32pm MDT