

## \$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 elegant 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 Espresso 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 | 39                   |
| Zoning         | Zone 81              |

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Listing information last updated on November 4th, 2025 at 7:02pm MST