

## **\$599,000 - 339 Simpkins Wynd, Leduc**

MLS® #E4432169

**\$599,000**

5 Bedroom, 3.50 Bathroom, 2,451 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This home seriously has it all! With a total of 3300 sq ft of open-concept, finished living space, this home features gorgeous hardwood floors, iron spindle railings, and a cozy stone fireplace in the living room. The chef's kitchen is a showstopper with an abundance of cabinetry, granite countertops, a large central island, gas range, and convenient walk-through pantry. Upstairs, you will find a den AND bonus room, a luxurious primary retreat complete with a 5-piece ensuite with a soaker tub, and his/hers closets. Two additional generous bedrooms and a 4-piece bath complete the massive upper level. The fully finished basement features 2 more large bedrooms & stunning 5-piece bathroom, as well as a rec/media room for game nights! Outside, enjoy your mornings with serene views as the backyard backs directly onto a park! This home also offers A/C and an oversized garage. Located in the heart of Southfork, this home offers quick access to schools, walking trails, and all the amenities Leduc has to offer!

Built in 2015

### **Essential Information**

MLS® # E4432169

Price \$599,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,451
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	339 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Father Leduc
Middle	Father Leduc

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	Zone 81

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