

\$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	5
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 9:31am MDT