

## \$499,999 - 404 Simmonds Way, Leduc

MLS® #E4438389

**\$499,999**

3 Bedroom, 3.00 Bathroom, 1,988 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This stunning two-storey home offers just under 2,000 sq ft of beautifully finished living space featuring a covered veranda. The main floor boasts 9-ft ceilings, engineered flooring and striking gleaming tile throughout. A spacious front entry welcomes you into an open-concept layout ideal for family gatherings. The front room has a cozy gas fireplace, then a spacious dining area with a modern lighting. The kitchen is a chef's dream, complete with ceiling-height soft-close maple cabinetry, high-end gleaming countertops, stainless steel appliances, a walk-in pantry, with trendy backsplash. A roomy back entry and a stylish powder room. Upstairs, you'll find two large junior bedrooms, a chic main bathroom, and a walk-in laundry room. The luxurious primary suite includes a generous walk-in closet and a bright roomy ensuite. The basement features high ceilings and large windows, ready for your personal development. Outside, enjoy a oversize heated garage. Located near schools, parks and quick access to hwy 2.

Built in 2014

### Essential Information

MLS® # E4438389

Price \$499,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,988                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 404 Simmonds Way |
| Area        | Leduc            |
| Subdivision | Southfork        |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0X3          |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Animal Home |
| Parking   | Double Garage Detached                             |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                             |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 81        |

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Listing information last updated on June 16th, 2025 at 12:32am MDT