

## \$646,000 - 387 Simpkins Wynd, Leduc

MLS® #E4452911

**\$646,000**

4 Bedroom, 3.50 Bathroom, 2,514 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Located in the community of Southfork and backing onto a walking trail, this well-maintained home offers a functional layout and quality finishes. The neighbourhood features multiple parks, green spaces, walking paths, and convenient access to schools, shopping, dining, and major commuter routes. The main floor has an open-concept design with a kitchen that includes granite countertops, modern cabinetry, and a central island connected to the dining and living areas. The upper level includes a primary suite with a 5-piece ensuite and two walk-in closets. The finished basement, developed with permits at a cost of approximately \$45,000, provides additional living space suitable for a variety of uses. The backyard is landscaped for low maintenance, with an investment of approximately \$30,000, and includes a hot tub and gazebo. Permanent LED holiday lighting, valued at approximately \$3,000, is also installed. The double garage is ready for a lift kit.

Built in 2015

### Essential Information

MLS® # E4452911

Price \$646,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,514                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 387 Simpkins Wynd |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0Y4           |

### Amenities

|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Hot Tub, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                           |
| Parking        | Double Garage Attached, Heated, Over Sized                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Stove-Induction, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                               |
| Fireplaces        | Glass Door, Mantel                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 16th, 2025 at 1:47pm MDT