

Courtesy Of Mike Marsh Of Grassroots Realty Group

\$449,900 - 409 Simpkins Link, Leduc

MLS® #E4461970

\$449,900

4 Bedroom, 3.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully designed modern home offering over 2,000 sq ft of total living space across three fully finished levels in the family-friendly community of Southfork, Leduc. Oversized windows flood the main floor with natural light, creating a bright and inviting atmosphere from the front living area through to the stylish kitchen and dining space. The kitchen is a true showstopper—featuring stainless steel appliances, quartz countertops, a large eat-up island, and a perfect mix of recessed and designer lighting. A convenient 2-piece bath completes the main level. Upstairs, you™ll find two generous bedrooms and a 4-piece main bath, along with a spacious primary suite complete with a private 4-piece ensuite. The fully finished basement adds exceptional versatility, offering high ceilings, a large rec space, an additional bedroom, and another full 4-piece bath—ideal for guests or a growing family. Outside, enjoy a nice-sized deck, green space for kids or pets, and a double detached garage!

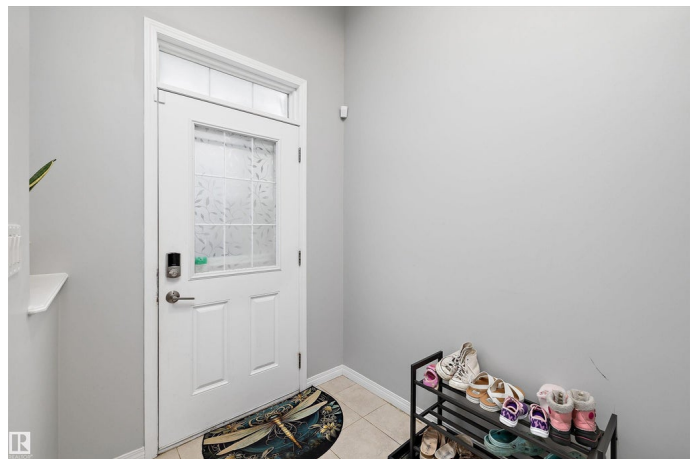
Built in 2014

Essential Information

MLS® # E4461970

Price \$449,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	409 Simpkins Link
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Father Leduc Elementary
Middle Father Leduc
High Leduc Composite

Additional Information

Date Listed October 14th, 2025
Days on Market 1
Zoning Zone 81

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