

\$525,000 - 409 Simpkins Wynd, Leduc

MLS® #E4459726

\$525,000

3 Bedroom, 2.50 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

In the heart of family neighborhood of SouthFork. This elegant 2 storey home has a fantastic location, backing on a walking trail which takes you to Catholic K-8 School, Playground and Lake. Built by Jayman in 2016, this home offers all the conveniences and space to grow your family. Separate side entrance to future basement suite. Bright, open design, livingroom has direct access to back deck and large triple-pane windows, new blinds, overlooking kids playing in the backyard. Laminate flooring on main for easy cleanup with plush carpets on upper levels. Galley kitchen with Dark Espresso cabinets set against contrasting quartz countertops and granite undermount sink. S/S appliances, subway tile backsplash and pendent lighting over the extended countertop. Generous family room on upper level perfect for movie nights. Master suite features walk-in closet and spa-like 5 pce ensuite. H/E furnace and On-demand water system. Huge Oversized double garage offers plenty of space for a workbench and floor drain.

Built in 2016

Essential Information

MLS® # E4459726

Price \$525,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,922
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	409 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y3

Amenities

Amenities	Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby,

	Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2025
Days on Market	38
Zoning	Zone 81

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Listing information last updated on November 3rd, 2025 at 8:47am MST