

\$589,900 - 398 Simpkins Wynd, Leduc

MLS® #E4428935

\$589,900

4 Bedroom, 3.50 Bathroom, 2,381 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

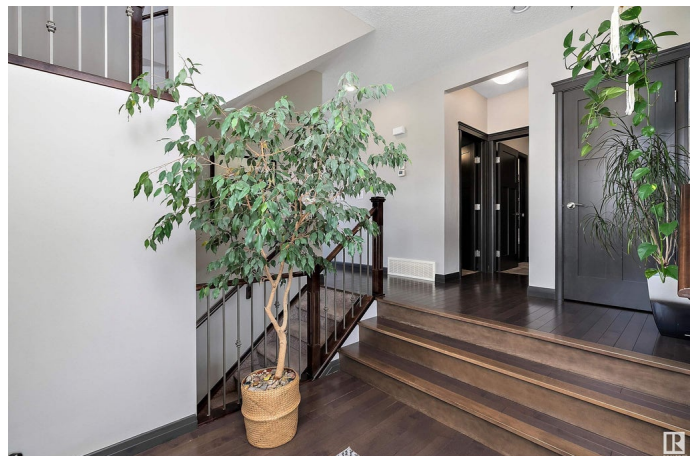
Gorgeous home with a PERFECT LOCATION backing a PARK! Inside features a large private entrance & the space continues. Large greatroom with hardwood floors, gas fireplace & lots of bright windows. The chef's kitchen features a gas stove, wall oven, center island & additional sit up island, walk thru pantry to mud room, large eating area adorned with windows & garden door out to your deck. Spacious back entry & 2 piece powder room. Upstairs there are 3 bedrooms, 4 piece bathroom, laundry room, bonus room with door, additional bonus area. Primary suite features 2 walk in closets, ensuite with large tub, separate shower, dual sinks. The fully finished basement has a 4th bedroom, family room, 4 piece bathroom and huge storage room! There is central AC, built in speakers inside and out. The backyard is AWESOME! NO neighbours behind you with Louise McKinney Park directly behind, walking trails on west side of the house. There is a deck, firepit area and completely fenced. This home is waiting for you!!!

Built in 2013

Essential Information

MLS® # E4428935

Price \$589,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,381 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 398 Simpkins Wynd |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0Y3 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Dryer-Two, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, |

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 3rd, 2025
Days on Market 2
Zoning Zone 81

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Listing information last updated on April 5th, 2025 at 5:47am MDT