

\$599,000 - 339 Simpkins Wynd, Leduc

MLS® #E4432169

\$599,000

5 Bedroom, 3.50 Bathroom, 2,451 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This home seriously has it all! With a total of 3300 sq ft of open-concept, finished living space, this home features gorgeous hardwood floors, iron spindle railings, and a cozy stone fireplace in the living room. The chef's kitchen is a showstopper with an abundance of cabinetry, granite countertops, a large central island, gas range, and convenient walk-through pantry. Upstairs, you will find a den AND bonus room, a luxurious primary retreat complete with a 5-piece ensuite with a soaker tub, and his/hers closets. Two additional generous bedrooms and a 4-piece bath complete the massive upper level. The fully finished basement features 2 more large bedrooms & stunning 5-piece bathroom, as well as a rec/media room for game nights! Outside, enjoy your mornings with serene views as the backyard backs directly onto a park! This home also offers A/C and an oversized garage. Located in the heart of Southfork, this home offers quick access to schools, walking trails, and all the amenities Leduc has to offer!

Built in 2015

Essential Information

MLS® # E4432169

Price \$599,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,451 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 339 Simpkins Wynd |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1B9 |

Amenities

| | |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------|
| Elementary | Father Leduc |
| Middle | Father Leduc |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 9 |
| Zoning | Zone 81 |

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Listing information last updated on May 1st, 2025 at 8:02am MDT