

\$469,900 - 350 Simmonds Way, Leduc

MLS® #E4436225

\$469,900

3 Bedroom, 2.00 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to bungalow bliss in Southfork, Leduc! This 1616 sq ft *stunner* offers single-level living at its best with 3 spacious bedrooms, 2 full baths, and all the extras youâ€™ve been dreaming of. Enjoy the warmth of laminate floors, ceramic tile, a cozy gas fireplace, and a kitchen thatâ€™s a chefâ€™s dreamâ€”complete with a gas range, quartz countertops, and room to gather. The primary bedroom features direct access to the deckâ€”your private morning coffee escape! Main floor laundry adds daily convenience, and a separate entrance offers *suite potential* for extra income or extended family. The double garage keeps your toys and tools happy, and you're just minutes to schools, parks, golf, shopping, and quick highway access. Whether youâ€™re raising a family or right-sizing to comfort and convenience, this bungalow is the whole package. ?? Donâ€™t miss it!

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | E4436225 |
| Price | \$469,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,616 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 350 Simmonds Way |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0X3 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 6 |
| Parking | Double Garage Detached, See Remarks |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 81 |

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