

## \$649,000 - 387 Simpkins Wynd, Leduc

MLS® #E4442205

**\$649,000**

4 Bedroom, 3.50 Bathroom, 2,514 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Nestled in the sought-after community of Southfork and backing onto a walking trail this meticulously maintained 4-bedroom, 4-bathroom home offers a harmonious blend of luxury and functionality. Spanning 2513 sq/ft, the residence boasts an open-concept main floor, ideal for both entertaining and everyday living. The heart of the home is its gourmet kitchen, featuring sleek granite countertops, modern cabinetry, and a spacious island that flows seamlessly into the dining and living areas. Upstairs, the primary suite serves as a serene retreat, complete with a spa-inspired 5-piece ensuite and 2 generous walk-in closet. Two additional well-appointed bedrooms. The fully finished basement provides the potential for a multigenerational home, developed with permits at a cost of \$45,000. Step outside to the backyard, transformed into a maintenance-free oasis with a \$30,000 landscaping investment. Enjoy year-round relaxation in the hot tub and gazebo. Permanent LED customizable holiday lights valued at \$3000!!

Built in 2015

### Essential Information

MLS® # E4442205

Price \$649,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,514
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	387 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Hot Tub, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Stove-Induction, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	54
Zoning	Zone 81

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