

\$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 | 52 |
| Zoning | Zone 81 |

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