

## \$595,000 - 425 Simpkins Wynd, Leduc

MLS® #E4451157

**\$595,000**

5 Bedroom, 3.50 Bathroom, 2,162 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Fully Finished 2162 sq ft 4 bedroom, 4 bathroom home located in the family friendly community of Southfork. With a view of the lake, playgrounds, walking paths, & a K-9 school right around the corner that you can literally watch your children walk right on into, this may be the home for you! Gorgeous hardwood floors, granite countertops, stainless appliances, walk in pantry, bright living room with gas fireplace, dining room opens to large deck. Upper level has bonus room, large unique master suite, with 5pc ensuite, free-standing tub, his & hers walk in closets, 2 other lrg bedrooms, a 4pc bath, plus upper laundry. Lower level is completely finished with a spacious family room, electric fireplace, large bedroom, 3pc bathroom with gorgeous HUGE shower, tons of storage space, plus second/extra laundry area incl wet/sink. Beautiful curb-appeal with gorgeous yard, and double attached garage.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451157  |
| Price      | \$595,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,162                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 425 Simpkins Wynd |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0Y3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | See Remarks                                                                                                  |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 3rd, 2025  
Days on Market                13  
Zoning                              Zone 81

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