

## \$589,000 - 417 Simpkins Wynd, Leduc

MLS® #E4447290

**\$589,000**

4 Bedroom, 3.5 Bathroom, 2,270 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

WELCOME TO SOUTHFORK! This beautifully upgraded, former show home, features 3+1 large bedrooms & 3.5 baths and a huge bonus room! Situated in a picturesque neighborhood, in an unbeatable location—just steps from parks, walking trails, schools, and minutes from the international airport. Designed for family living, this home features a heated garage, spacious open-concept layout, walkthrough pantry, back mud room area, and a massive granite island perfect for gatherings. Enjoy custom window coverings, second-floor laundry, and a luxurious primary suite with a two-way fireplace and spa-like ensuite. The finished basement offers extra space for a guest room, home gym, office, or rec area. Step out onto the south facing deck and enjoy a back path for quick access to the outdoors. Elegant, functional, and move-in ready—this home is the perfect blend of comfort and style for your growing family. Stay comfortable during all seasons with central AC AND a HEATED garage. Welcome HOME!

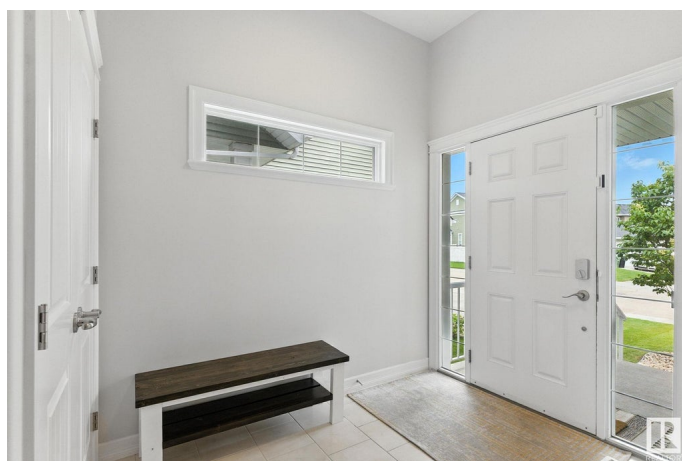
Built in 2013

### Essential Information

MLS® # E4447290

Price \$589,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,270
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	417 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y3

### Amenities

Amenities	On Street Parking, Air Conditioner, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on July 13th, 2025 at 4:32pm MDT