

## \$450,000 - 359 Simmonds Way, Leduc

MLS® #E4449064

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork Leduc – Your Dream Home Awaits! This stunning half-duplex, by Avi Homes, offers a perfect blend of luxury & comfort. Immaculately designed w/ thoughtful upgrades throughout. As you step inside, you™ll be greeted by a unique floor plan that maximizes both space & style. The gourmet kitchen is a chef™s dream, featuring beautiful quartz countertops, a large breakfast bar, & an abundance of cabinet space. The spacious eating nook flows effortlessly into the inviting living room, where a cozy gas fireplace creates the perfect ambiance for relaxing. The double-car garage w/ high ceilings is perfect for those chilly winter days. Upstairs, you™ll find a spacious bonus room, perfect for movie nights or a kid™s play area, along w/ a laundry room for added convenience. The three generously sized bedrooms include a huge primary suite, complete w/ a luxurious 4-piece ensuite & an expansive walk-through closet. This home has been freshly painted from top to bottom creating bright airy space.

Built in 2012

### Essential Information

MLS® # E4449064

Price \$450,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,609         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 359 Simmonds Way |
| Area        | Leduc            |
| Subdivision | Southfork        |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0T9          |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Off Street Parking, Deck, See Remarks |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Tile Surround                                                                        |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Airport Nearby, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Vinyl                                |
| Foundation        | Concrete Perimeter                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 81         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 7th, 2025 at 1:17pm MDT