

\$489,000 - 414 Simpkins Link, Leduc

MLS® #E4446879

\$489,000

3 Bedroom, 2.50 Bathroom, 2,028 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

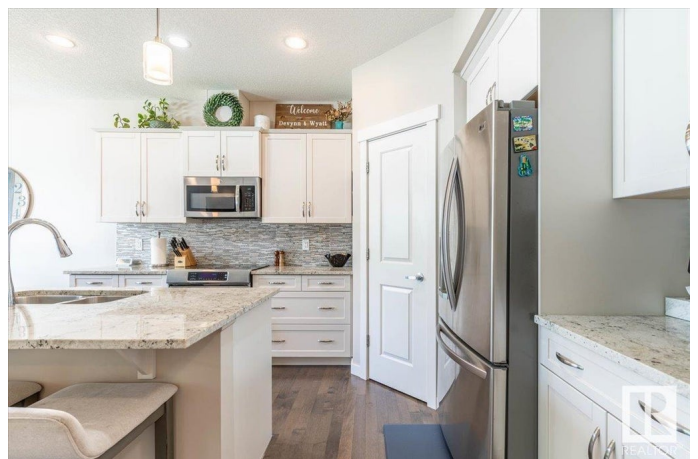
This 2028 sq/ft home shows off its Beauty Inside and Out! The Front Entrance Greet you with Custom Built-Ins leading to the Kitchen with Modern Cabinets, Granite Countertops, and a Corner pantry. The Kitchen is open to the Dining, Livingroom, and Den that can be closed off with Barndoors. A 2 Piece Bathroom, and a Mudroom leading to the Insulated Double Attached Garage conclude the Main Level that has Hardwood and Tile Floors Throughout. The Bonus Room welcomes you upstairs taking you into the spacious Primary Bedroom with its own 5 Piece Tile Ensuite Bathroom and a Walk-In Closet. Two More Bedrooms, Laundry Room, and a 4 Piece Bathroom Complete the Upper Level. The Basement is Unfinished but Clean and Ready to be taken in any direction you choose. The Well Landscaped, Fenced Backyard has a Stamped Concrete Patio Pad, Storage Shed, Trees, and Natural Gas BBQ Hook up. This Gorgeous Well Maintained home is located just steps from Playgrounds, Parks, School, and more!

Built in 2014

Essential Information

MLS® # E4446879

Price \$489,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,028 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 414 Simpkins Link |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1B8 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, See Remarks, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached, Insulated, Parking Pad Cement/Paved, See Remarks |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Refrigerator |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 81 |

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Listing information last updated on July 13th, 2025 at 11:32am MDT