

## \$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

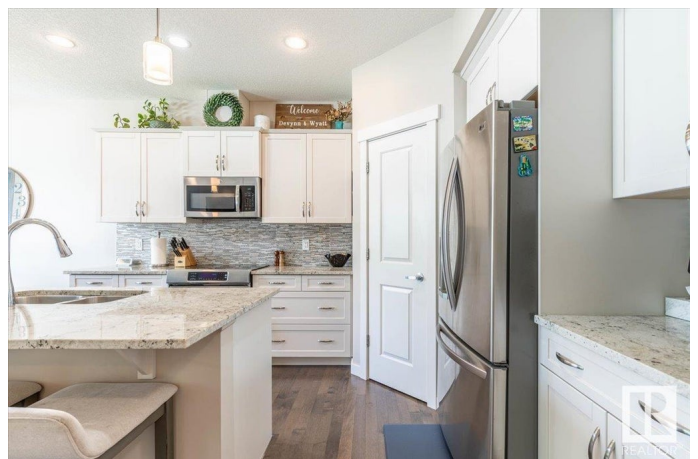
This 2028 sq/ft home shows off its Beauty Inside and Out! The Front Entrance Greet you with Custom Built-Ins leading to the Kitchen with Modern Cabinets, Granite Countertops, and a Corner pantry. The Kitchen is open to the Dining, Livingroom, and Den that can be closed off with Barndoors. A 2 Piece Bathroom, 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
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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	2
Zoning	Zone 81

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Listing information last updated on July 12th, 2025 at 11:02am MDT