\$489,000 - 414 Simpkins Link, Leduc

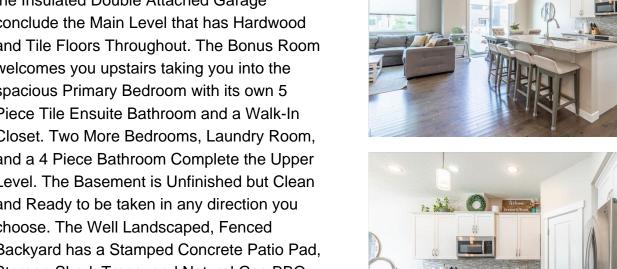
MLS® #E4446879

\$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 Greets 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 2

Zoning Zone 81

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Listing information last updated on July 12th, 2025 at 5:47pm MDT