

## \$435,000 - 398 Simmonds Way, Leduc

MLS® #E4456963

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

COULD THIS BE YOUR NEW HOME! This is a Beautiful 2-Storey home with double detached garage and a fully finished basement. The main floor features brand new laminate flooring throughout the living areas and bathrooms, a bright open-concept design, spacious kitchen with island, plenty of cupboard and counter space, plus a new dishwasher and fridge. Upstairs offers 3 bedrooms, including a roomy master with ensuite. The basement is fully finished with a half bath, providing extra living space and possible 4th bedroom. Additional highlights include central A/C, built in vacuum, smart home system, fenced yard, and a play structure that can stay or be removed. Move-in ready and perfect for your family! Located close to YEG airport and all other amenities, like schools, parks and shopping.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456963  |
| Price          | \$435,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,412     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 398 Simmonds Way |
| Area        | Leduc            |
| Subdivision | Southfork        |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0T9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 9th, 2025 |
|-------------|---------------------|

Days on Market 6

Zoning Zone 81

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Listing information last updated on September 15th, 2025 at 12:17pm MDT