

## \$649,000 - 387 Simpkins Wynd, Leduc

MLS® #E4442205

**\$649,000**

4 Bedroom, 3.50 Bathroom, 2,514 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Nestled in the sought-after community of Southfork and backing onto a walking trail this meticulously maintained 4-bedroom, 4-bathroom home offers a harmonious blend of luxury and functionality. Spanning 2513 sq/ft, the residence boasts an open-concept main floor, ideal for both entertaining and everyday living. The heart of the home is its gourmet kitchen, featuring sleek granite countertops, modern cabinetry, and a spacious island that flows seamlessly into the dining and living areas. Upstairs, the primary suite serves as a serene retreat, complete with a spa-inspired 5-piece ensuite and 2 generous walk-in closet. Two additional well-appointed bedrooms. The fully finished basement provides the potential for a multigenerational home, developed with permits at a cost of \$45,000. Step outside to the backyard, transformed into a maintenance-free oasis with a \$30,000 landscaping investment. Enjoy year-round relaxation in the hot tub and gazebo. Permanent LED customizable holiday lights valued at \$3000!!

Built in 2015

### Essential Information

MLS® # E4442205

Price \$649,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,514                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 387 Simpkins Wynd |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0Y4           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Hot Tub, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Stove-Induction, Hot Tub |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 81         |

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Listing information last updated on July 3rd, 2025 at 10:33am MDT