

\$400,000 - 399 Simmonds Way, Leduc

MLS® #E4455240

\$400,000

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

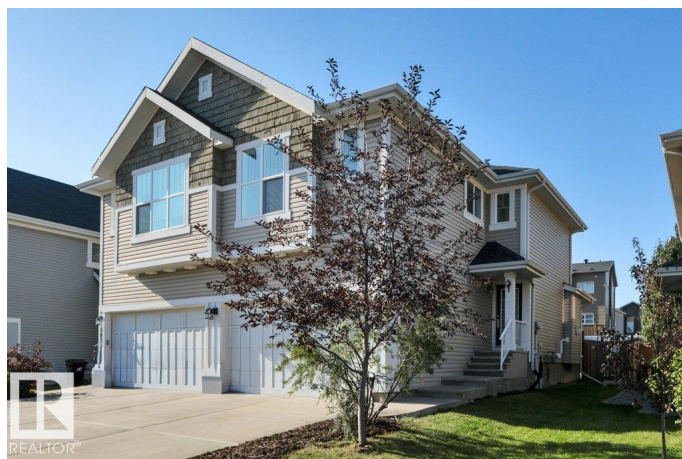
Southfork, Leduc, AB

Great find in Southfork. MOVE IN READY. 1402 SQ FT half duplex with 3 bedrooms, 2.5 bathrooms, double attached garage. Real Hardwood on main floor, fresh paint, open concept. Kitchen features Dark cabinetry, quartz countertops, SS appliances and walk through pantry. Living room with an abundance of natural light has stone faced gas fire place for your colder months. Dining area has room for larger table and patio doors to deck. Upstairs there are 3 bedrooms and 2 full baths including 4 pc ensuite. High efficiency furnace and hot water tank. Garage is 18 x 24 ft deep with 8' door, high ceiling (good for big storage shelves) Big back yard with lots of room to play has deck with pergola, small patio. fire pit and storage shed. Great starter or investment.

Built in 2011

Essential Information

MLS® #	E4455240
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.00



Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	399 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Deck, Patio
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 29th, 2025
Zoning Zone 81

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