

\$599,900 - 386 Simpkins Wynd, Leduc

MLS® #E4437245

\$599,900

5 Bedroom, 3.50 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

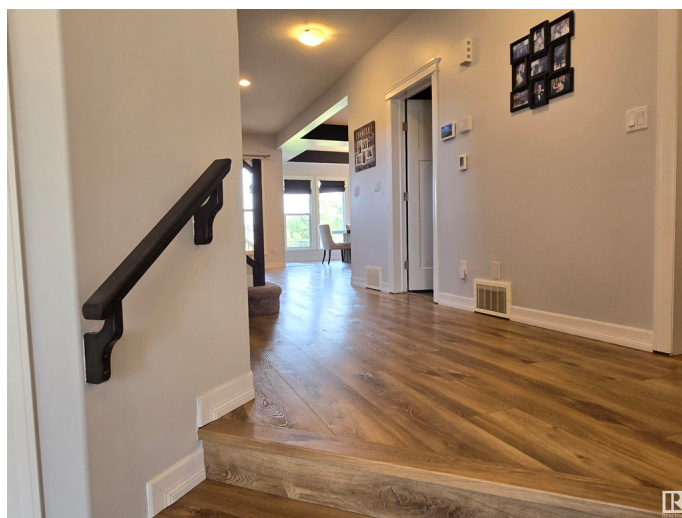
This exquisite two-storey home offers the perfect blend of luxury and comfort, featuring an array of high-end amenities in the family neighbourhood of Southfork. As you enter the home you are greeted with a large entryway that leads into your living room that is spacious and cozy with a 2-sided fireplace. The spacious gourmet kitchen and large dining area looks out to green space and your covered back deck that feature another fireplace and a hot tub, perfect for relaxation and entertaining. Upstairs the large bonus room has vaulted ceilings and large windows. Down the hall your expansive primary bedroom features a unique 3-sided fireplace that flows into a luxurious spa bathroom. Unwind in the soaker tub and enjoy the ultimate in comfort and elegance. Two more well-sized bedrooms and a full bathroom complete the upper level, offering ample space for family or guests. The fully finished basement includes a spacious rec room, two more bedrooms, and another full bathroom, ideal for your growing family.

Built in 2013

Essential Information

MLS® # E4437245

Price \$599,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,422 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 386 Simpkins Wynd |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0Y4 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Hot Tub, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Washer, See Remarks, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Mantel, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Lane, Park/Reserve, Play Schools, Shopping Nearby, S |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |



Additional Information

| | |
|----------------|----------------|
| Date Listed | May 18th, 2025 |
| Days on Market | 16 |
| Zoning | Zone 81 |

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Listing information last updated on June 3rd, 2025 at 3:47am MDT