

## \$439,900 - 1 Simmonds Place, Leduc

MLS® #E4453933

**\$439,900**

5 Bedroom, 3.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

**5 BEDROOMS! IMMEDIATE POSSESSION!**  
**MASSIVE CORNER LOT!** This 1414 sq ft 5 bed, 3.5 bath home has been nicely refreshed & ideal for those looking for a large yard for the kids & dogs to roam! Open concept main level w/ plenty of windows for ample natural light, connected living / dining / kitchen space; great for entertaining! L shaped kitchen w/ large island for meal prep & gathering, w/ 2 pce bath & rear yard access. Upstairs brings 3 bedrooms, inc the primary bed w/ 4 pce ensuite & walk in closet, & additional 4 pce bath for convenience. The basement is fully finished w/ vinyl plank flooring, newer 3 pce bathroom & fresh paint. 2 good sized bedrooms (or use one as a media room) & laundry / mechanical / storage room. Outside brings your large deck for summer BBQs, fully fenced & landscaped mature yard, dog run, & room to add RV parking! Double detached garage w/ 50 amp breaker for the welder or woodworker! Located in a quiet cul de sac & only blocks to playgrounds; perfect spot to enjoy this fall!

Built in 2013

### Essential Information

MLS® # E4453933

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,414                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1 Simmonds Place |
| Area        | Leduc            |
| Subdivision | Southfork        |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0T9          |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Double Garage Detached      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 81           |

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Listing information last updated on September 4th, 2025 at 5:47pm MDT