

\$499,999 - 404 Simmonds Way, Leduc

MLS® #E4438389

\$499,999

3 Bedroom, 3.00 Bathroom, 1,988 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This stunning two-storey home offers just under 2,000 sq ft of beautifully finished living space featuring a covered veranda. The main floor boasts 9-ft ceilings, engineered flooring and striking gleaming tile throughout. A spacious front entry welcomes you into an open-concept layout ideal for family gatherings. The front room has a cozy gas fireplace, then a spacious dining area with a modern lighting. The kitchen is a chef's dream, complete with ceiling-height soft-close maple cabinetry, high-end gleaming countertops, stainless steel appliances, a walk-in pantry, with trendy backsplash. A roomy back entry and a stylish powder room. Upstairs, you'll find two large junior bedrooms, a chic main bathroom, and a walk-in laundry room. The luxurious primary suite includes a generous walk-in closet and a bright roomy ensuite. The basement features high ceilings and large windows, ready for your personal development. Outside, enjoy a oversize heated garage. Located near schools, parks and quick access to hwy 2.

Built in 2014

Essential Information

MLS® # E4438389

Price \$499,999



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,988
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	404 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X3

Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Animal Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

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	May 22nd, 2025
Days on Market	26
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 8:47am MDT