

## **\$379,900 - 399 Simmonds Way, Leduc**

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MLS® #E4455240

### **\$379,900**

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          | \$379,900 |
| 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  
Days on Market      20  
Zoning                Zone 81

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