

## \$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

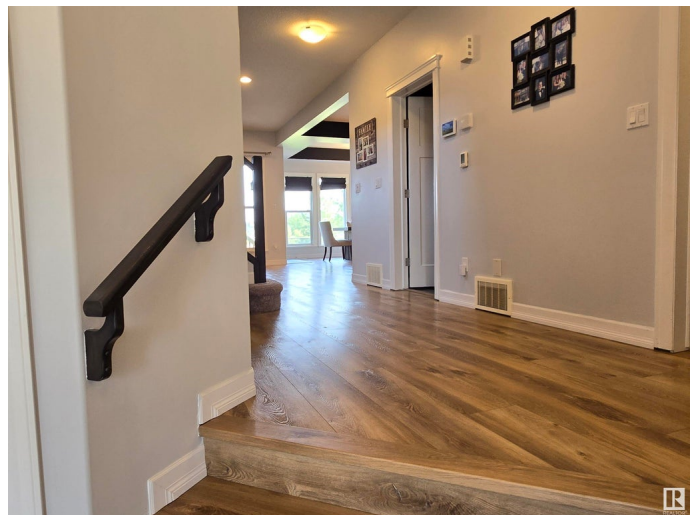
This exquisite two-storey home offers the perfect blend of luxury and comfort, featuring an array of high-end amenities in the family neighbourhood of Southfork. As you enter the home you are greeted with a large entryway that leads into your living room that is spacious and cozy with a 2-sided fireplace. 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	23
Zoning	Zone 81

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Listing information last updated on June 10th, 2025 at 5:17am MDT