

\$389,900 - 417 Simpkins Link, Leduc

MLS® #E4446876

\$389,900

3 Bedroom, 2.50 Bathroom, 1,334 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Located in the desirable community of Southfork, this beautifully maintained two-storey home offers 3 bedrooms and 2.5 bathsâ€”perfect for first-time buyers seeking value and comfort. Step inside to appreciate the pride of ownership in this NO-PET, NO-SMOKING home. Enjoy a spacious front entry that opens to an expansive, open-concept main floor with NEWER FLOORING. The modern kitchen showcases UPGRADED CABINETRY, S.S Appliances with snorkel-style hood fan, and gleaming TILE BACKSPLASH. Upstairs features a primary bedroom with WALK-IN CLOSET and 3-PC ENSUITE, plus 2 more great-sized bedrooms and a 4pc bath. Easily increase the value of your investment by finishing the HALF-DEVELOPED BASEMENT and building a GARAGE on the READY-TO-GO CONCRETE PAD. Enjoy a FULL-WIDTH DECK and FIREPIT AREA in the backyardâ€”perfect for summer evenings with friends and family. GREAT LOCATION just a 2-MINUTE WALK to a Kâ€™8 SCHOOL, this is an ideal modern starter home in one of Leducâ€™s best family communities.

Built in 2014

Essential Information

MLS® #

E4446876



Price	\$389,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	417 Simpkins Link
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B8

Amenities

Amenities	Ceiling 9 ft., Deck, HRV System
Parking	Parking Pad Cement/Paved
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Caledonia Park
Middle	Leduc Composite
High	Leduc Composite

Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on July 13th, 2025 at 4:47am MDT