Courtesy Of Kathy Peace Of MaxWell Devonshire Realty

$646,000 - 387 Simpkins Wynd, Leduc

MLS® #E4452911

$646,000
4 Bedroom, 3.50 Bathroom, 2,514 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Located in Southfork and backing onto a walking trail, this home features an open-concept main floor with granite countertops, modern cabinetry, and a central island. The upper level includes a primary suite with a 5-piece ensuite and two walk-in closets. The finished basement, developed with permits at a cost of approx. $45,000, provides additional living space. The yard is designed for low maintenance with professional landscaping (approx. $30,000), plus a hot tub, gazebo, and permanent LED holiday lighting (approx. $3,000). The double garage is set up for a lift kit. Community amenities include parks, pathways, schools, and convenient access to shopping, dining, and commuter routes.

Built in 2015

Essential Information

MLS® #	E4452911
Price	$646,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,514
Acres	0.00

Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	387 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Hot Tub, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	33
Zoning	Zone 81

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