

Courtesy Of Terri L Drynan Of RE/MAX Real Estate

\$399,000 - 365 Simmonds Way, Leduc

MLS® #E4429199

\$399,000

3 Bedroom, 2.50 Bathroom, 1,645 sqft
Single Family on 0.00 Acres

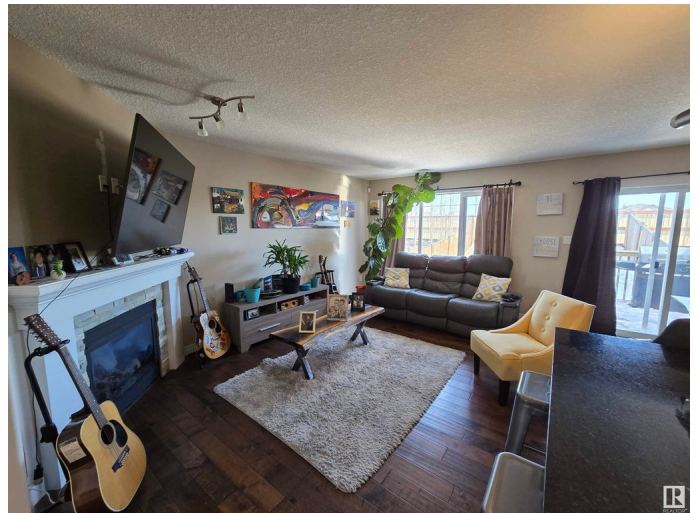
Southfork, Leduc, AB

WOW! Gorgeous 2 Story, original owner, & extremely well-taken-care-of! With a Double-Tandem style garage! Over 1644sq ft, open floor plan with spacious living room, a stunning modern kitchen with granite counter tops, plus large eating/dining area and huge walk in corner pantry! Beautiful hardwood flooring, plus 24"x24" porcelain tiles, an eating/breakfast bar & 2pc powder room finish off main level. Upper level you will find a very large master bedroom with full ensuite, to include a deep soaker tub (granite counters in bathrooms as well), 2 more generously sized bedrooms, a bonus area (for playroom, office or tv space), another 4pc bathroom, plus UPPER laundry! Come check out this beautiful home, located in Southfork, walking distance to park, lake, school! I hear there are AMAZING neighbors!

Built in 2015

Essential Information

MLS® #	E4429199
Price	\$399,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,645



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	365 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Deck
Parking	Single Garage Attached, Tandem, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on April 5th, 2025 at 9:02am MDT