

## \$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 | 21                |
| Zoning         | Zone 81           |

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Listing information last updated on September 4th, 2025 at 11:17am MDT