

## \$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	4
Zoning	Zone 81

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