

## \$469,900 - 350 Simmonds Way, Leduc

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MLS® #E4436225

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to bungalow bliss in Southfork, Leduc! This 1616 sq ft \*stunner\* offers single-level living at its best with 3 spacious bedrooms, 2 full baths, and all the extras youâ€™ve been dreaming of. Enjoy the warmth of laminate floors, ceramic tile, a cozy gas fireplace, and a kitchen thatâ€™s a chefâ€™s dreamâ€”complete with a gas range, quartz countertops, and room to gather. The primary bedroom features direct access to the deckâ€”your private morning coffee escape! Main floor laundry adds daily convenience, and a separate entrance offers \*suite potential\* for extra income or extended family. The double garage keeps your toys and tools happy, and you're just minutes to schools, parks, golf, shopping, and quick highway access. Whether youâ€™re raising a family or right-sizing to comfort and convenience, this bungalow is the whole package. ?? Donâ€™t miss it!



Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436225  |
| Price      | \$469,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,616                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 350 Simmonds Way |
| Area        | Leduc            |
| Subdivision | Southfork        |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0X3          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 13th, 2025  
Days on Market      38  
Zoning                Zone 81

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