

\$499,999 - 404 Simmonds Way, Leduc

MLS® #E4438389

\$499,999

3 Bedroom, 3.00 Bathroom, 1,988 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This stunning two-storey home offers just under 2,000 sq ft of beautifully finished living space featuring a covered veranda. The main floor boasts 9-ft ceilings, engineered flooring and striking gleaming tile throughout. A spacious front entry welcomes you into an open-concept layout ideal for family gatherings. The front room has a cozy gas fireplace, then a spacious dining area with a modern lighting. The kitchen is a chef's dream, complete with ceiling-height soft-close maple cabinetry, high-end gleaming countertops, stainless steel appliances, a walk-in pantry, with trendy backsplash. A roomy back entry and a stylish powder room. Upstairs, you'll find two large junior bedrooms, a chic main bathroom, and a walk-in laundry room. The luxurious primary suite includes a generous walk-in closet and a bright roomy ensuite. The basement features high ceilings and large windows, ready for your personal development. Outside, enjoy a oversize heated garage. Located near schools, parks and quick access to hwy 2.

Built in 2014

Essential Information

MLS® # E4438389

Price \$499,999



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,988 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 404 Simmonds Way |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0X3 |

Amenities

| | |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Animal Home |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 30 |
| Zoning | Zone 81 |

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Listing information last updated on June 21st, 2025 at 6:47am MDT