

## \$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	25
Zoning	Zone 81

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Listing information last updated on June 16th, 2025 at 8:47am MDT