

## **\$589,900 - 398 Simpkins Wynd, Leduc**

MLS® #E4428935

**\$589,900**

4 Bedroom, 3.50 Bathroom, 2,381 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

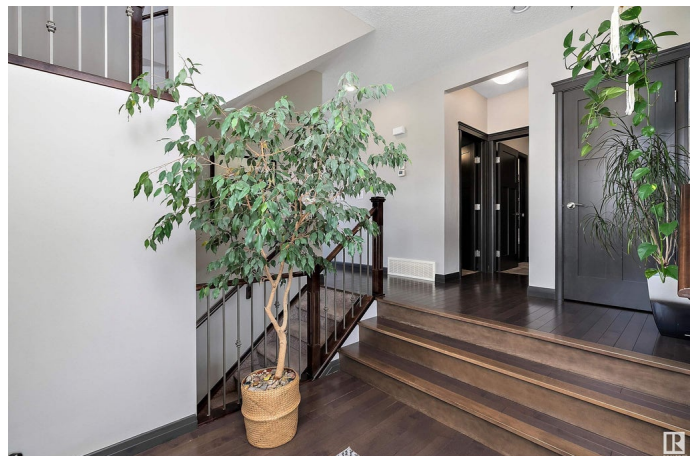
Gorgeous home with a PERFECT LOCATION backing a PARK! Inside features a large private entrance & the space continues. Large greatroom with hardwood floors, gas fireplace & lots of bright windows. The chef's kitchen features a gas stove, wall oven, center island & additional sit up island, walk thru pantry to mud room, large eating area adorned with windows & garden door out to your deck. Spacious back entry & 2 piece powder room. Upstairs there are 3 bedrooms, 4 piece bathroom, laundry room, bonus room with door, additional bonus area. Primary suite features 2 walk in closets, ensuite with large tub, separate shower, dual sinks. The fully finished basement has a 4th bedroom, family room, 4 piece bathroom and huge storage room! There is central AC, built in speakers inside and out. The backyard is AWESOME! NO neighbours behind you with Louise McKinney Park directly behind, walking trails on west side of the house. There is a deck, firepit area and completely fenced. This home is waiting for you!!!

Built in 2013

### **Essential Information**

MLS® # E4428935

Price \$589,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,381
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	398 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Dryer-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed April 3rd, 2025  
Days on Market 2  
Zoning Zone 81

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Listing information last updated on April 4th, 2025 at 9:47pm MDT