

Courtesy Of Brent Anderson Of Century 21 Masters

## **\$529,900 - 203 Simpkins Bend, Leduc**

MLS® #E4433359

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,829 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to your dream home located in the heart of Southfork. This well-kept, spacious home is ready to become the backdrop for your cherished memories. Enjoy the open concept design that seamlessly connects the living, dining + kitchen areas. This layout provides ample space for gatherings of family + friends, making it perfect for hosting events of any size. Step outside to the back deck + stamped patio, perfect for summer fun + relaxation. The home boasts a plethora of windows on both the main + upper levels, allowing natural sunlight to flood the space + highlight the neutral colour palette. This bright + airy atmosphere makes the home feel welcoming + expansive. Upstairs, you'll find a huge bonus room that offers versatile space for entertainment or relaxation. The primary suite is a true retreat, featuring a luxurious 5-piece ensuite with a jetted tub + walk-in closet. Two additional nicely sized bedrooms are located at the opposite end of the home, along with a 4-piece bath & laundry. Come and see!

Built in 2015

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4433359  |
| Price  | \$529,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,829                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 203 Simpkins Bend |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0E8           |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                           |
| Parking        | Double Garage Attached                      |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 81          |

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Listing information last updated on May 6th, 2025 at 6:32am MDT