

## \$435,000 - 398 Simmonds Way, Leduc

MLS® #E4456963

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

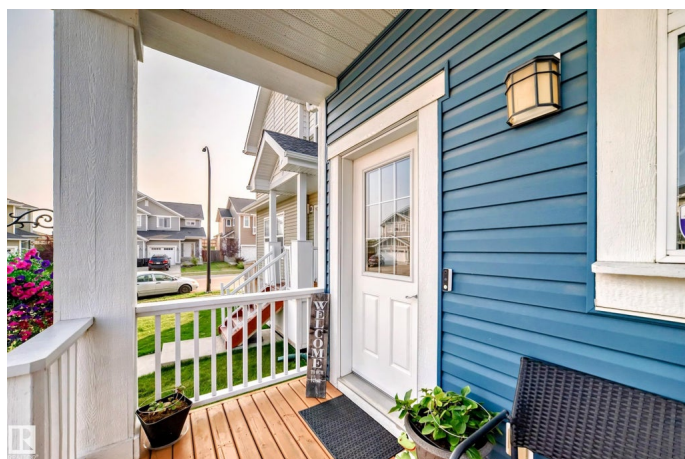
Southfork, Leduc, AB

COULD THIS BE YOUR NEW HOME! This is a Beautiful 2-Storey home with double detached garage and a fully finished basement. The main floor features brand new laminate flooring throughout the living areas and bathrooms, a bright open-concept design, spacious kitchen with island, plenty of cupboard and counter space, plus a new dishwasher and fridge. Upstairs offers 3 bedrooms, including a roomy master with ensuite. The basement is fully finished with a half bath, providing extra living space and possible 4th bedroom. Additional highlights include central A/C, built in vacuum, smart home system, fenced yard, and a play structure that can stay or be removed. Move-in ready and perfect for your family! Located close to YEG airport and all other amenities, like schools, parks and shopping.

Built in 2012

### Essential Information

MLS® #	E4456963
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,412



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	398 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### 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	September 9th, 2025
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Days on Market 6

Zoning Zone 81

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Listing information last updated on September 15th, 2025 at 5:17pm MDT