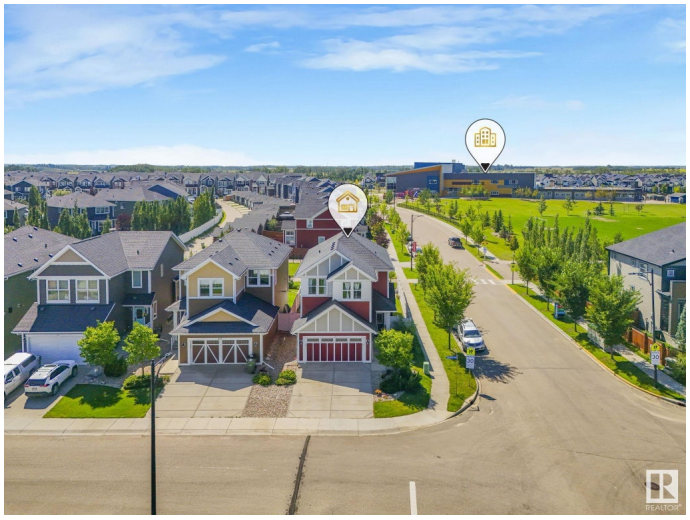
Courtesy Of Terri L Drynan Of RE/MAX Real Estate

$595,000 - 425 Simpkins Wynd, Leduc

MLS® #E4451157

$595,000
5 Bedroom, 3.50 Bathroom, 2,162 sqft
Single Family on 0.00 Acres



Southfork, Leduc, AB

Fully Finished 2162 sq ft 4 bedroom, 4 bathroom home located in the family friendly community of Southfork. With a view of the lake, playgrounds, walking paths, & a K-9 school right around the corner that you can literally watch your children walk right on into, this may be the home for you! Gorgeous hardwood floors, granite countertops, stainless appliances, walk in pantry, bright living room with gas fireplace, dining room opens to large deck. Upper level has bonus room, large unique master suite, with 5pc ensuite, free-standing tub, his & hers walk in closets, 2 other lrg bedrooms, a 4pc bath, plus upper laundry. Lower level is completely finished with a spacious family room, electric fireplace, large bedroom, 3pc bathroom with gorgeous HUGE shower, tons of storage space, plus second/extra laundry area incl wet/sink. Beautiful curb-appeal with gorgeous yard, and double attached garage.

Built in 2013

Essential Information

MLS® #	E4451157
Price	$595,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	2,162
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	425 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y3

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation	Concrete Perimeter

Additional Information

Date Listed	August 3rd, 2025
Days on Market	84
Zoning	Zone 81

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Listing information last updated on October 26th, 2025 at 3:47am MDT