

Courtesy Of Kevin B Doyle Of RE/MAX Elite

\$449,900 - 391 Simmonds Way, Leduc

MLS® #E4454545

\$449,900

4 Bedroom, 3.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

GORGEOUS YARD! FULLY FINISHED BASEMENT! A/C! NEW UPSTAIRS CARPET! MOVE IN READY! This 1476 sq ft 4 bed, 3.5 bath Homes by Avi duplex is a great option for those looking for a nice yard & room to grow! Large entryway leads to a functional galley style kitchen w/ raised barstool granite countertops, 9' ceiling, newer S/S appliances, & pantry / mudroom. Laminate flooring leads into the dining space & living room, w/ gas fireplace & large windows for ample natural light. Upstairs brings new carpets, 3 good sized bedrooms inc the primary bedroom w/ 3 pce ensuite & double walk in closets. Upper laundry & additional 4 pce bath. The basement is fully finished w/ additional living / media room, 4th bedroom, 4 pce bath, & storage room. The backyard is a gem! Beautiful 2 tier deck w/ gazebo, shed, plush grass, & fully fenced for the pups to play or kids to roam! Bring your swingset and enjoy the summer parties in style w/ room to add a firepit. Close to parks & quick access to QE2; location is ideal! Welcome home!

Built in 2011

Essential Information

MLS® # E4454545

Price \$449,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	391 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Ceiling 9 ft., Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 24th, 2025
Days on Market	5
Zoning	Zone 81

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Listing information last updated on August 29th, 2025 at 3:32pm MDT