# \$569,000 - 220 Simpkins Bend, Leduc

MLS® #E4454415

## \$569,000

5 Bedroom, 2.50 Bathroom, 2,165 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Incredible value in Southfork! Backing the multi-way, this stunning 2165 sq. ft. 2-storey now offered at \$569,900 delivers nearly 3,000 sq. ft. of total living space w 5 bedrooms, 2.5 baths, & a den. The main floor features an open plan with 9 ft ceilings, hardwood, porcelain tile, granite, & upgrades galore, plus a convenient coffee bar to keep counters clear. The chef's kitchen boasts stainless steel appliances, a massive island with eating bar, walk-in pantry, & seamless flow to the dining & living areas, perfect for entertaining. Upstairs you'II find 4 spacious bedrooms, freshly painted for a bright new look, & a walk-through laundry from the primary walk-in closet. The primary suite offers a spa-like 5-pc ensuite. The finished basement adds a 5th bedroom, rec room, & den. Outside is designed for family living w a 2-tiered deck, fenced dog run, & low-maintenance turf backyard that's kid-friendly and perfect for play. With no rear neighbours, this home is move-in ready and waiting for you!

Built in 2016

#### **Essential Information**

MLS® # E4454415 Price \$569,000

Bedrooms 5







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 2,165 Acres 0.00 Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 220 Simpkins Bend

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1B3

## **Amenities**

Amenities Deck, Dog Run-Fenced In, Gazebo, Hot Water Tankless, No Smoking

Home, Smart/Program. Thermostat, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

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, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed August 22nd, 2025

Days on Market 74

Zoning Zone 81

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