

\$599,900 - 386 Simpkins Wynd, Leduc

MLS® #E4437245

\$599,900

5 Bedroom, 3.50 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

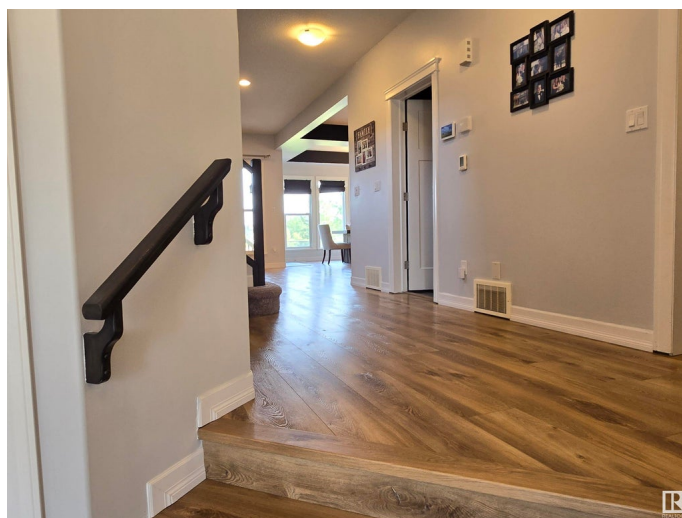
This exquisite two-storey home offers the perfect blend of luxury and comfort, featuring an array of high-end amenities in the family neighbourhood of Southfork. As you enter the home you are greeted with a large entryway that leads into your living room that is spacious and cozy with a 2-sided fireplace. The spacious gourmet kitchen and large dining area looks out to green space and your covered back deck that feature another fireplace and a hot tub, perfect for relaxation and entertaining. Upstairs the large bonus room has vaulted ceilings and large windows. Down the hall your expansive primary bedroom features a unique 3-sided fireplace that flows into a luxurious spa bathroom. Unwind in the soaker tub and enjoy the ultimate in comfort and elegance. Two more well-sized bedrooms and a full bathroom complete the upper level, offering ample space for family or guests. The fully finished basement includes a spacious rec room, two more bedrooms, and another full bathroom, ideal for your growing family.

Built in 2013

Essential Information

MLS® # E4437245

Price \$599,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,422
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	386 Simpkins Wynd
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y4

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Tub, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Washer, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lane, Park/Reserve, Play Schools, Shopping Nearby, S
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



Additional Information

Date Listed	May 18th, 2025
Days on Market	19
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 4:17am MDT