

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## **\$435,000 - 391 Simmonds Way, Leduc**

MLS® #E4454545

**\$435,000**

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	\$435,000



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	23
Zoning	Zone 81

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Listing information last updated on September 16th, 2025 at 5:17am MDT