

Courtesy Of Brent Anderson Of Century 21 Masters

## \$529,900 - 203 Simpkins Bend, Leduc

MLS® #E4433359

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,829 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to your dream home located in the heart of Southfork. This well-kept, spacious home is ready to become the backdrop for your cherished memories. Enjoy the open concept design that seamlessly connects the living, dining + kitchen areas. This layout provides ample space for gatherings of family + friends, making it perfect for hosting events of any size. Step outside to the back deck + stamped patio, perfect for summer fun + relaxation. The home boasts a plethora of windows on both the main + upper levels, allowing natural sunlight to flood the space + highlight the neutral colour palette. This bright + airy atmosphere makes the home feel welcoming + expansive. Upstairs, you'll find a huge bonus room that offers versatile space for entertainment or relaxation. The primary suite is a true retreat, featuring a luxurious 5-piece ensuite with a jetted tub + walk-in closet. Two additional nicely sized bedrooms are located at the opposite end of the home, along with a 4-piece bath & laundry. Come and see!

Built in 2015

### Essential Information

MLS® #	E4433359
Price	\$529,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	203 Simpkins Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

### Amenities

Amenities	Ceiling 9 ft., Deck, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on April 30th, 2025 at 10:32pm MDT