

## \$569,900 - 424 Simpkins Link, Leduc

MLS® #E4437581

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,823 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning two-storey home with a LEGAL BASEMENT SUITE in the desirable Southfork area of Leduc. Ideal for investors, extended families, or anyone seeking an opportunity for a mortgage helper. The main floor features a spacious open-concept kitchen, living room, and dining area with modern cabinetry and elegant granite countertops. Upstairs, enjoy a bonus room, three bedrooms, and convenient second-floor laundry. The luxurious master suite includes a 4-piece ensuite with a large soaker tub, separate shower, and a spacious walk-in closet. The property also includes a LEGAL one-bedroom, one-bathroom suite in the basement, complete with its own kitchen and in-suite laundry—an ideal income-generating opportunity. Outside, there's a generous backyard for children to play in, and a deck where parents can unwind with a refreshing beverage. Located close to various amenities and with convenient access to the airport.

Built in 2014

### Essential Information

MLS® #	E4437581
Price	\$569,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,823
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	424 Simpkins Link
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B3

### Amenities

Amenities	On Street Parking, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 21st, 2025

Days on Market                47

Zoning                            Zone 81

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