

## \$469,900 - 350 Simmonds Way, Leduc

MLS® #E4436225

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to bungalow bliss in Southfork, Leduc! This 1616 sq ft \*stunner\* offers single-level living at its best with 3 spacious bedrooms, 2 full baths, and all the extras youâ€™ve been dreaming of. Enjoy the warmth of laminate floors, ceramic tile, a cozy gas fireplace, and a kitchen thatâ€™s a chefâ€™s dreamâ€”complete with a gas range, quartz countertops, and room to gather. The primary bedroom features direct access to the deckâ€”your private morning coffee escape! Main floor laundry adds daily convenience, and a separate entrance offers \*suite potential\* for extra income or extended family. The double garage keeps your toys and tools happy, and you're just minutes to schools, parks, golf, shopping, and quick highway access. Whether youâ€™re raising a family or right-sizing to comfort and convenience, this bungalow is the whole package. ?? Donâ€™t miss it!

Built in 2014

### Essential Information

MLS® #	E4436225
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,616
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	350 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X3

### **Amenities**

Amenities	Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Double Garage Detached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	36
Zoning	Zone 81

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Listing information last updated on June 18th, 2025 at 4:47pm MDT