

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 | 12                |
| 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 September 5th, 2025 at 5:02am MDT