

Courtesy Of Mike Marsh Of Grassroots Realty Group

## \$449,900 - 409 Simpkins Link, Leduc

MLS® #E4461970

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully designed modern home offering over 2,000 sq ft of total living space across three fully finished levels in the family-friendly community of Southfork, Leduc. Oversized windows flood the main floor with natural light, creating a bright and inviting atmosphere from the front living area through to the stylish kitchen and dining space. The kitchen is a true showstopper—featuring stainless steel appliances, quartz countertops, a large eat-up island, and a perfect mix of recessed and designer lighting. A convenient 2-piece bath completes the main level. Upstairs, you™ll find two generous bedrooms and a 4-piece main bath, along with a spacious primary suite complete with a private 4-piece ensuite. The fully finished basement adds exceptional versatility, offering high ceilings, a large rec space, an additional bedroom, and another full 4-piece bath—ideal for guests or a growing family. Outside, enjoy a nice-sized deck, green space for kids or pets, and a double detached garage!

Built in 2014

### Essential Information

MLS® # E4461970

Price \$449,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,437                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 409 Simpkins Link |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 1B8           |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke |
| Parking Spaces | 3                                      |
| Parking        | Double Garage Detached                 |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                      |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Airport Nearby, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Father Leduc Elementary  
Middle                              Father Leduc  
High                                 Leduc Composite

**Additional Information**

Date Listed                      October 14th, 2025  
Days on Market                13  
Zoning                              Zone 81

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