

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
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 April 30th, 2025 at 4:02pm MDT