

\$579,000 - 424 Simpkins Link, Leduc

MLS® #E4437581

\$579,000

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 | \$579,000 |
| 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 28

Zoning Zone 81

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