

## \$369,900 - 425 Simmonds Way, Leduc

MLS® #E4454178

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,611 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautifully maintained duplex situated on a spacious corner lot in a friendly, family-oriented community. This home offers 3 generous sized bedrooms, including a spacious walk-in closet and ensuite in the primary suite plus another 1.5 bathrooms. Enjoy the bright and airy atmosphere created by numerous windows that flood the interior with natural sunlight. The main floor features a built-in speaker system, perfect for entertaining guests. Step outside to your outdoor oasis, which includes a large front and back deck and professional landscaped fire pit, ideal for outdoor gatherings. Additional highlights include a versatile bonus room that can be used as an office, playroom, or workout space, centre kitchen island, engineered hardwood and entire house being newly painted. The unfinished basement offers ample storage or potential for future customization. Comfort is assured with air conditioning throughout. The community is family-friendly, with a nearby school, multiple parks and convenience store.

Built in 2010

### Essential Information

MLS® #	E4454178
Price	\$369,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,611
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	425 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E6

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Front Porch, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Picnic Area, Playground Nearby, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Caledonia Park School

Middle Leduc Composite High

High Leduc Composite High

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 18

Zoning Zone 81

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