

\$425,000 - 15 Simmonds Place, Leduc

MLS® #E4434219

\$425,000

3 Bedroom, 2.50 Bathroom, 1,401 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this charming 2013-built, 1,401 sq. ft. 2-storey home in the family community of South Fork. This home features 3 very roomy bdrms, 2.5 baths, and a heated double detached garage. The open-concept main floor boasts beautifully refinished hardwood, a spacious kitchen w/ upgraded SS appliances, a central island, & an abundance of cabinets. The bright, airy living space offers very large windows that allows lots of natural sunlight. The primary bdrm includes dual closets and a 4-piece ensuite. The unspoiled bsmt is ready for your future plans, w/ laundry, HE furnace & hwt, and a heat recovery ventilator. Outside, the fully landscaped, fenced south facing back yard features a deck and gazebo—perfect for enjoying your long summer days. Furthermore, relax on your front veranda, facing the quiet & peaceful cul de sac. Conveniently located near shopping, schools, parks, & public transit. This well cared for home has central A/C, is clean, is pristine, and move-in ready—do not miss this opportunity!!!

Built in 2012

Essential Information

MLS® # E4434219

Price \$425,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	15 Simmonds Place
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X3

Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Wtr Tank-Energy Star, Vinyl Windows, HRV System
Parking	Double Garage Detached

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, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	Zone 81

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