

Courtesy Of Terri L Drynan Of RE/MAX Real Estate

## **\$399,000 - 365 Simmonds Way, Leduc**

MLS® #E4429199

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,645 sqft  
Single Family on 0.00 Acres

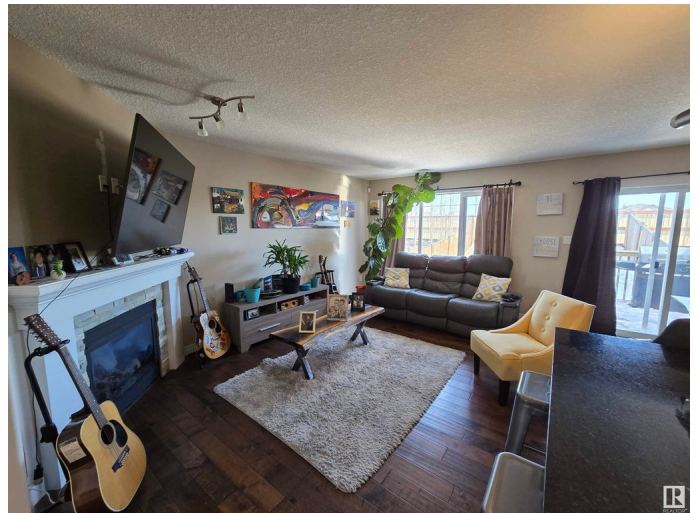
Southfork, Leduc, AB

WOW! Gorgeous 2 Story, original owner, & extremely well-taken-care-of! With a Double-Tandem style garage! Over 1644sq ft, open floor plan with spacious living room, a stunning modern kitchen with granite counter tops, plus large eating/dining area and huge walk in corner pantry! Beautiful hardwood flooring, plus 24"x24" porcelain tiles, an eating/breakfast bar & 2pc powder room finish off main level. Upper level you will find a very large master bedroom with full ensuite, to include a deep soaker tub (granite counters in bathrooms as well), 2 more generously sized bedrooms, a bonus area (for playroom, office or tv space), another 4pc bathroom, plus UPPER laundry! Come check out this beautiful home, located in Southfork, walking distance to park, lake, school! I hear there are AMAZING neighbors!

Built in 2015

### **Essential Information**

MLS® #	E4429199
Price	\$399,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,645



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	365 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached, Tandem, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 11

Zoning Zone 81

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Listing information last updated on April 14th, 2025 at 11:32pm MDT