

## \$569,000 - 220 Simpkins Bend, Leduc

MLS® #E4454415

**\$569,000**

5 Bedroom, 2.50 Bathroom, 2,165 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Incredible value in Southfork! Backing the multi-way, this stunning 2165 sq. ft. 2-storey now offered at \$569,900 delivers nearly 3,000 sq. ft. of total living space w 5 bedrooms, 2.5 baths, & a den. The main floor features an open plan with 9 ft ceilings, hardwood, porcelain tile, granite, & upgrades galore, plus a convenient coffee bar to keep counters clear. The chef's kitchen boasts stainless steel appliances, a massive island with eating bar, walk-in pantry, & seamless flow to the dining & living areas, perfect for entertaining. Upstairs you'll find 4 spacious bedrooms, freshly painted for a bright new look, & a walk-through laundry from the primary walk-in closet. The primary suite offers a spa-like 5-pc ensuite. The finished basement adds a 5th bedroom, rec room, & den. Outside is designed for family living w a 2-tiered deck, fenced dog run, & low-maintenance turf backyard that's kid-friendly and perfect for play. With no rear neighbours, this home is move-in ready and waiting for you!

Built in 2016

### Essential Information

MLS® # E4454415

Price \$569,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,165                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 220 Simpkins Bend |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 1B3           |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Dog Run-Fenced In, Gazebo, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                              |
| Parking        | Double Garage Attached, Insulated                                                                              |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 76                |
| Zoning         | Zone 81           |

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