

\$435,000 - 398 Simmonds Way, Leduc

MLS® #E4456963

\$435,000

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

COULD THIS BE YOUR NEW HOME! This is a Beautiful 2-Storey home with double detached garage and a fully finished basement. The main floor features brand new laminate flooring throughout the living areas and bathrooms, a bright open-concept design, spacious kitchen with island, plenty of cupboard and counter space, plus a new dishwasher and fridge. Upstairs offers 3 bedrooms, including a roomy master with ensuite. The basement is fully finished with a half bath, providing extra living space and possible 4th bedroom. Additional highlights include central A/C, built in vacuum, smart home system, fenced yard, and a play structure that can stay or be removed. Move-in ready and perfect for your family! Located close to YEG airport and all other amenities, like schools, parks and shopping.

Built in 2012

Essential Information

MLS® #	E4456963
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,412



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	398 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
-------------	---------------------

Days on Market 7

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 2:47am MDT