

\$439,900 - 1 Simmonds Place, Leduc

MLS® #E4453933

\$439,900

5 Bedroom, 3.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

5 BEDROOMS! IMMEDIATE POSSESSION!
MASSIVE CORNER LOT! This 1414 sq ft 5 bed, 3.5 bath home has been nicely refreshed & ideal for those looking for a large yard for the kids & dogs to roam! Open concept main level w/ plenty of windows for ample natural light, connected living / dining / kitchen space; great for entertaining! L shaped kitchen w/ large island for meal prep & gathering, w/ 2 pce bath & rear yard access. Upstairs brings 3 bedrooms, inc the primary bed w/ 4 pce ensuite & walk in closet, & additional 4 pce bath for convenience. The basement is fully finished w/ vinyl plank flooring, newer 3 pce bathroom & fresh paint. 2 good sized bedrooms (or use one as a media room) & laundry / mechanical / storage room. Outside brings your large deck for summer BBQs, fully fenced & landscaped mature yard, dog run, & room to add RV parking! Double detached garage w/ 50 amp breaker for the welder or woodworker! Located in a quiet cul de sac & only blocks to playgrounds; perfect spot to enjoy this fall!

Built in 2013

Essential Information

MLS® # E4453933

Price \$439,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1 Simmonds Place
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Deck, Hot Water Natural Gas
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Back Lane, Corner Lot, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	12
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 1st, 2025 at 10:17am MDT