

\$575,000 - 220 Simpkins Bend, Leduc

MLS® #E4454415

\$575,000

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 offers almost 3,000 sq. ft. of total living space with 5 bedrooms, 2.5 baths, and a den. The main floor features an open plan with 9 ft ceilings, hardwood, porcelain tile, granite, and 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, and seamless flow to the dining and living areas, perfect for entertaining. Upstairs you'll find 4 spacious bedrooms and 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, and den. Outside is designed for family living with a 2-tiered deck, fenced dog run, and a low-maintenance turf backyard that's kid-friendly and perfect for play. With no rear neighbours, this home is truly move-in ready and waiting for you!

Built in 2016

Essential Information

MLS® #	E4454415
Price	\$575,000
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	8
Zoning	Zone 81

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Listing information last updated on August 30th, 2025 at 5:47pm MDT