

## \$425,000 - 15 Simmonds Place, Leduc

MLS® #E4434219

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,401 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this charming 2013-built, 1,401 sq. ft. 2-storey home in the family community of South Fork. This home features 3 very roomy bdrms, 2.5 baths, and a heated double detached garage. The open-concept main floor boasts beautifully refinished hardwood, a spacious kitchen w/ upgraded SS appliances, a central island, & an abundance of cabinets. The bright, airy living space offers very large windows that allows lots of natural sunlight. The primary bdrm includes dual closets and a 4-piece ensuite. The unspoiled bsmt is ready for your future plans, w/ laundry, HE furnace & hwt, and a heat recovery ventilator. Outside, the fully landscaped, fenced south facing back yard features a deck and gazebo—perfect for enjoying your long summer days. Furthermore, relax on your front veranda, facing the quiet & peaceful cul de sac. Conveniently located near shopping, schools, parks, & public transit. This well cared for home has central A/C, is clean, is pristine, and move-in ready—do not miss this opportunity!!!

Built in 2012

### Essential Information

MLS® # E4434219

Price \$425,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15 Simmonds Place
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X3

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Wtr Tank-Energy Star, Vinyl Windows, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	5
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 May 6th, 2025 at 10:17pm MDT