Courtesy Of Spencer Mottus Of Professional Realty Group

$550,000 - 424 Simpkins Link, Leduc

MLS® #E4454416

$550,000
4 Bedroom, 3.50 Bathroom, 1,823 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning two-storey home with a LEGAL BASEMENT SUITE in the desirable Southfork area of Leduc. Ideal for investors, extended families, or anyone seeking an opportunity for a mortgage helper. The main floor features a spacious open-concept kitchen, living room, and dining area with modern cabinetry and elegant granite countertops. Upstairs, enjoy a bonus room, three bedrooms, and convenient second-floor laundry. The luxurious master suite includes a 4-piece ensuite with a large soaker tub, separate shower, and a spacious walk-in closet. The property also includes a LEGAL one-bedroom, one-bathroom suite in the basement, complete with its own kitchen and in-suite laundryâ€”an ideal income-generating opportunity. Outside, there's a generous backyard for children to play in, and a deck where parents can unwind with a refreshing beverage. Located close to various amenities and with convenient access to the airport.

Built in 2014

Essential Information

MLS® #	E4454416
Price	$550,000
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,823
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	424 Simpkins Link
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B3

Amenities

Amenities	On Street Parking, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	31
Zoning	Zone 81

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