

\$450,000 - 359 Simmonds Way, Leduc

MLS® #E4449064

\$450,000

3 Bedroom, 2.50 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork Leduc – Your Dream Home Awaits! This stunning half-duplex, by Avi Homes, offers a perfect blend of luxury & comfort. Immaculately designed w/ thoughtful upgrades throughout. As you step inside, you™ll be greeted by a unique floor plan that maximizes both space & style. The gourmet kitchen is a chef™s dream, featuring beautiful quartz countertops, a large breakfast bar, & an abundance of cabinet space. The spacious eating nook flows effortlessly into the inviting living room, where a cozy gas fireplace creates the perfect ambiance for relaxing. The double-car garage w/ high ceilings is perfect for those chilly winter days. Upstairs, you™ll find a spacious bonus room, perfect for movie nights or a kid™s play area, along w/ a laundry room for added convenience. The three generously sized bedrooms include a huge primary suite, complete w/ a luxurious 4-piece ensuite & an expansive walk-through closet. This home has been freshly painted from top to bottom creating bright airy space.

Built in 2012

Essential Information

MLS® # E4449064

Price \$450,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	359 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Off Street Parking, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

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

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