

## \$500,000 - 424 Simpkins Link, Leduc

MLS® #E4454416

**\$500,000**

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 laundry—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     | \$500,000 |
| 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                55

Zoning                            Zone 81

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Listing information last updated on October 16th, 2025 at 5:02am MDT