

\$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	69
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 October 30th, 2025 at 12:32pm MDT