

\$419,900 - 309 Simmonds Way, Leduc

MLS® #A2141304

\$419,900

4 Bedroom, 4.00 Bathroom, 1,632 sqft
Residential on 0.07 Acres

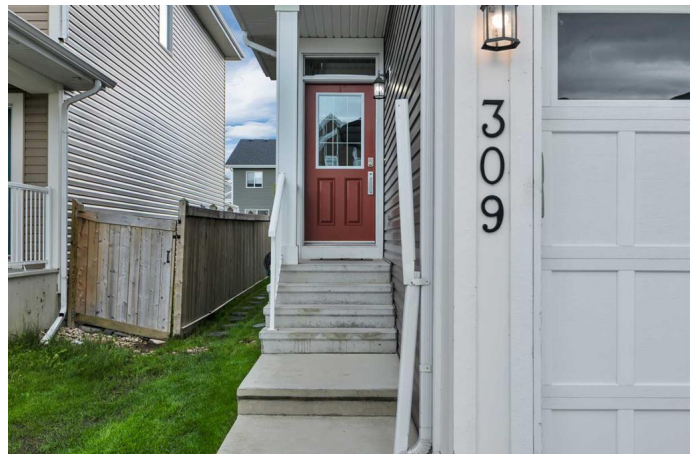
Southfork, Leduc, Alberta

Fully finished spacious half duplex in the desirable community of Southfork with no condo fees! 1632 sq foot home offers 4 bed, 3.5 bath, central air condition, fully fenced yard, mature trees, fully finished basement/man cave, making this home ideal for a growing family. As you enter the home you will be wowed with the soaring ceiling open to the above level. Just off of the foyer is the roomy galley style kitchen with a 2-tier island/breakfast bar and walk in pantry which leads into the garage. The living room offers ample space for gatherings, as does the generous dining area. Off of the dining room is the patio doors to the deck and landscaped backyard which offers a natural gas line for a BBQ and mature trees for privacy. The upper level hosts 3 generous sized bedrooms including the master bedroom with a 4 pc en-suite & double walk in closets. The basement is finished with a family room, 4 pc bathroom, 4th bedroom a storage room.

Built in 2012

Essential Information

MLS® #	A2141304
Price	\$419,900
Sold Price	\$422,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,632
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	309 Simmonds Way
Subdivision	Southfork
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 0X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 25th, 2024

Days on Market	12
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Key

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