



403 Simpkins Leduc Alberta

\$569,999

Welcome to this beautifully finished 2 storey home backing a peaceful walking trail and offering 1,913 square feet, 4 beds/3.5 baths, professionally renovated basement, and A/C. The main floor fills with natural light from the stunning wall of South facing windows/double patio sliders leading to the full width deck and backyard. An open concept layout perfect for entertaining with its spacious living room/gas fireplace, large island kitchen with granite countertops, dining room, convenient walk-through pantry from the laundry/mud room and double attached garage, plus half bath. Upstairs offers 3 beds, including a generous primary suite complete with walk-in closet and gorgeous 5 pc ensuite with a separate deep soaker tub, plus a large bonus room and 4 pc bath. The finished basement adds a 4th bedroom, 3pc bath, living room and tons of storage. This gorgeous home is the whole package in Southfork - a desirable family-oriented community surrounded by parks/green space, walking trails, and its own school. (id:6769)

Primary Bedroom 13.00 Ft x 13.42 Ft

Bedroom 11.58 Ft x 9.58 Ft

Bedroom 11.67 Ft x 9.58 Ft

5pc Bathroom 11.67 Ft x 9.08 Ft

4pc Bathroom 8.83 Ft x 5.42 Ft

Bonus Room 12.00 Ft x 17.92 Ft

Other 8.83 Ft x 6.33 Ft

Bedroom 16.83 Ft x 8.00 Ft

3pc Bathroom 7.83 Ft x 4.00 Ft

Recreational, Games room 15.50 Ft x 17.42 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Living room 17.50 Ft x 12.33 Ft

Kitchen 10.25 Ft x 12.67 Ft

Dining room 9.75 Ft x 12.67 Ft

Pantry 7.33 Ft x 7.42 Ft

Laundry room 5.25 Ft x 8.00 Ft

Listing Presented By:



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eXp Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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