



Leduc Alberta

\$419,900

Incredible value in Southfork! Welcome to 405 Simmonds Way -- a beautifully renovated, fully finished home offering the space, flexibility, and location buyers are looking for. Featuring fresh paint, new LVP flooring, new carpet, and a bright open layout with plenty of windows, this home is move-in ready. The main floor showcases a stunning stone gas fireplace feature wall, spacious kitchen, dining area, and access to a large backyard with deck, pergola, firepit, and shed. Upstairs offers convenient laundry, generous bedrooms with walk-in closets, and a comfortable primary suite with walk-in closet and ensuite with stand-up shower. The finished basement adds major value with a second kitchen, second laundry, bedroom, bathroom, and separate entry through the garage -- excellent for extended family or future potential. Complete with a double attached garage and located steps from schools, parks, trails, transit, shopping, and amenities. A smart buy in a fantastic location! (id:6769)

Bedroom 4 10'10" x 8'10"

Second Kitchen 8'8" x 8'5"

Laundry room 20'5" x 10'8"

Living room 17'9" x 13'7"

Dining room 12' x 14'1"

Kitchen 9'11" x 12'2"

Primary Bedroom 11'11" x 12'6"

Bedroom 2 11'3" x 10'1"

Bedroom 3 12' x 10'8"

Laundry room 4'11" x 10'

Listing Presented By:



Originally Listed by:
Real Broker

<https://minagayed.ca/>



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