



412 SIMPKINS Link Leduc AB

\$479,900

Amazing 2 storey house in Southfork! This beautifully upgraded over 1700 sqft house welcomes all families! Walking distance to K-8 school, 3 bedrooms plus bonus room, NO CARPET, 9' ceiling, and granite kitchen countertops! The house offers a blend of luxury and functionality! Additional highlights include upstairs laundry, a two-tiered deck, and more! The main floor welcomes you with a spacious entryway leading to an inviting open concept living, dining, and kitchen area featuring a convenient corner pantry and expansive windows that showcase the beautifully landscaped yard. The primary bedroom is a retreat with a soaker tub, double sinks, a shower, and an ample walk-in closet. A well-appointed 4-piece bath and linen storage enhance the upper level. Located just steps away from Father Leduc School and scenic pathways, this home is perfectly situated for a growing family!

Listing Presented By:



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