



## 415 SIMMONDS Way Leduc AB

\$425,000

Welcome to this Double Front Attached Garage Half Duplex, built by Homes By Avi, in the desirable community of South Fork in Leduc. Comes with 3 Bedrooms, 2.5 Baths, basement built by Homes By AVI. Basement has 1 Bedroom and a Full Bath. The deck has a built in gas valve for your BBQ's!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

[mark@rivercityrealestate.ca](mailto:mark@rivercityrealestate.ca)

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)