



## 402 SIMMONDS Way Leduc AB

\$399,900

Discover this charming 1618 sq ft 2-storey home in Leduc's family-friendly Southfork community. Boasting 3 bedrooms and 2.5 baths, this home greets you with great curb appeal, large windows, and a welcoming front porch. Inside, the open-concept main floor features 9-foot ceilings and a spacious kitchen with an island and ample pantry space. The bright living room and dining area are perfect for entertaining. Upstairs, the primary bedroom offers abundant natural light, a 4-piece ensuite, and a walk-in closet, with a bonus room separating it from 2 guest bedrooms. The basement is partially finished, offering potential for customization. Enjoy outdoor living in the south-facing backyard with a 2-tiered deck, plus a double detached garage. Southfork offers 4 km of pathways, playgrounds, and a 12+ acre landscaped pond, all just 10 minutes from city amenities. Ideal for families and first-time buyers. Updates: HWT (2022), updated furnace (2021)

Listing Presented By:



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