



409 SIMPKINS Wynd Leduc AB

\$510,000

In the heart of family neighborhood of SouthFork. This elegant 2 storey home has a fantastic location, backing on a walking trail which takes you to Catholic K-8 School, Playground and Lake. Built by Jayman in 2016, this home offers all the conveniences and space to grow your family. Separate side entrance to unspoiled basement. Bright, open design, livingroom has direct access to back deck and large triple-pane windows giving you a good view of kids playing in the backyard. Laminate flooring on main for easy cleanup with plush carpets on upper levels. Galley kitchen with Dark Espresso cabinets set against contrasting quartz countertops and granite undermount sink. S/S appliances, subway tile backsplash and pendant lighting over the extended countertop. Generous family room on upper level perfect for movie nights. Master suite features walk-in closet and spa-like 5 pce ensuite. H/E furnace and On-demand water system. Oversized double garage offers plenty of space for a workbench and floor drain.

Listing Presented By:



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