\$849,000 - 162 Edgewater Circle, Leduc

MLS® #E4452931

\$849,000

3 Bedroom, 2.50 Bathroom, 2,794 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork, the premier community in LEDUC where ponds, parks and schools co-exist in close vicinity. Located well within this community is this beautiful two story home has everything a proud owner can ask for. About 2800 sq.ft. of living area, 18' soaring ceilings, magnificent staircase with Maple railings & glass inserts & LED step lights, modern slim gas & electric fireplaces with tile finish to the ceilings, coffered ceiling with exotic lighting, a large chef's dream kitchen, custom premium Oak cabinetry & SS appliances, LED light fixtures, and rough-in for car charging. The main level boasts a bright living room, a kitchen, breakfast nook overlooking the park, a den, a 2-piece bath with custom tile feature wall and a mudroom. The upper-level features 3 beds + bonus room. The massive primary suite features h & h's sinks, standalone tub, custom tile shower, enclosed toilet, a walk-in closet, organizers & a large balcony overlooking a massive POND also accessible from bonus room.

Built in 2022

Essential Information

MLS® # E4452931 Price \$849,000





Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,794

Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 162 Edgewater Circle

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1K5

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck,

Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Wall

Unit-Built-In, HRV System

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access, Insulated

Is Waterfront Yes

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave,

Refrigerator, Stove-Countertop Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Direct Vent, Heatilator/Fan, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Metal, Stone, Stucco

Exterior Features Airport Nearby, Backs Onto

Recreation Use, Schools, Sh

Roof Asphalt Shingles

Construction Wood, Metal, Stone, Stucco

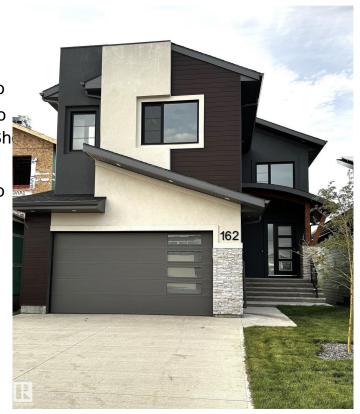
Foundation Concrete Perimeter

Additional Information

Date Listed August 14th, 2025

Days on Market 78

Zoning Zone 81



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