

\$849,000 - 162 Edgewater Circle, Leduc

MLS® #E4432116

\$849,000

3 Bedroom, 2.50 Bathroom, 2,471 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® # E4432116

Price \$849,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,471 |
| 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 |

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 Lake, Cul-De-Sac, Environmental Reserve, Recreation Use, Schools, Shopping Nearby, Sloping Lot, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 55 |
| Zoning | Zone 81 |

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Listing information last updated on June 16th, 2025 at 12:47am MDT