# \$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

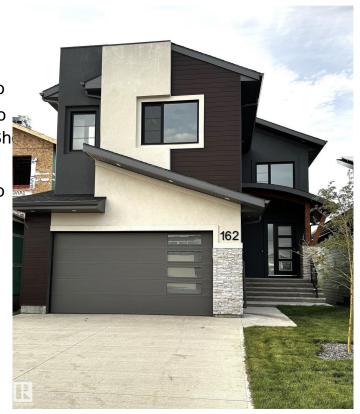
Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 14th, 2025

Days on Market 77

Zoning Zone 81



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