

# \$729,900 - 110 Edgewater Circle, Leduc

MLS® #E4422089

**\$729,900**

4 Bedroom, 4.00 Bathroom, 2,747 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning 2750 Sq. Ft. Home in South Fork, Leduc! This beautifully designed stucco-finished home sits on a fully landscaped rectangular lot, backing onto greenspace for added privacy. Inside, enjoy a front living room, a rear family room, a main floor bedroom/den with an ensuite, a spice kitchen, and a covered deck—perfect for entertaining. Upstairs, the primary suite features a private balcony, while three additional bedrooms, two full bathrooms, and a central bonus room complete the level. With a functional layout and high-end features, this home is perfect for a growing family!

Built in 2023

## Essential Information

MLS® #	E4422089
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,747
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

### Community Information

Address 110 Edgewater Circle  
Area Leduc  
Subdivision Southfork  
City Leduc  
County ALBERTA  
Province AB  
Postal Code T9E 1K5

### Amenities

Amenities Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Garage Control, Garage Opener, Builder Appliance Credit  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Stucco  
Exterior Features Airport Nearby, Backs Onto Lake, Golf Nearby, Playground Nearby, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 19th, 2025  
Days on Market 23  
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on March 14th, 2025 at 6:32am MDT