

\$769,000 - 202 Edgewater Circle, Leduc

MLS® #E4425073

\$769,000

4 Bedroom, 3.00 Bathroom, 2,650 sqft
Single Family on 0.00 Acres

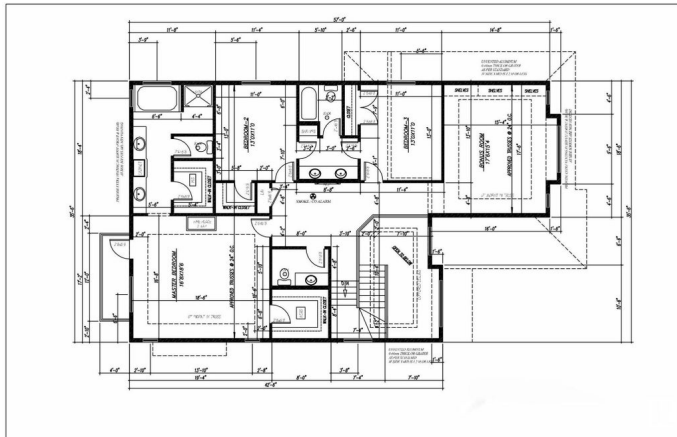
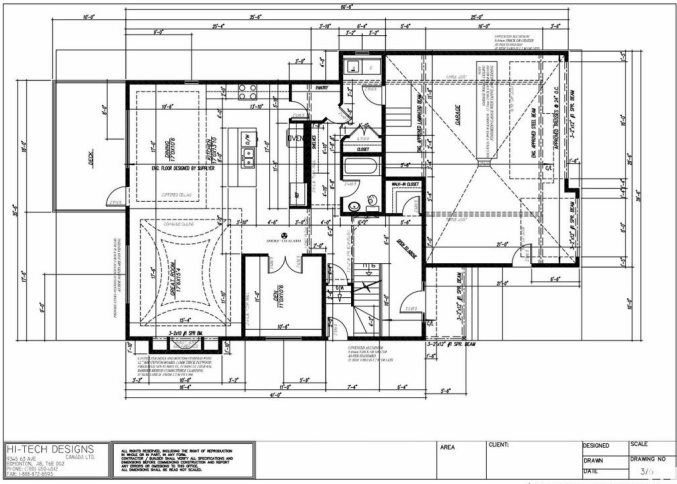
Southfork, Leduc, AB

For Presale - No Home yet (VACANT, CORNER, 54 FEET WIDE, HIGH VISIBILITY LOT)! Welcome to Southfork, a premier community in LEDUC where ponds, parks and schools co-exist in close vicinity. And located well within this community is a beautiful house with "Everything" a proud owner could ask for. High-end finish like 18â€™™ soaring ceilings, maple railings with glass inserts, modern slim electric fireplaces with floor to ceiling tile & stone finishes, Coffered ceiling with exotic lighting, a chefâ€™™s dream kitchen, custom built cabinetry, LED light fixtures, upgraded plumbing fixtures and rough-ins for solar & car charging. The main level boasts a bright living room, a European style kitchen, breakfast nook overlooking the park, a den, a 2pc/3pc bath shower. and a mudroom. Upstairs you will find 3 to 4 beds +a bonus room. The Master bedroom boasts a spa like en suite with two sinks, custom tile shower, enclosed toilet and a huge walk in closet.

Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4425073 |
| Price | \$769,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 2,650 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 202 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, Walkout Basement, Wall Unit-Built-In, HRV System |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Front Drive Access, Insulated |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Appliances Negotiable, Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| 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, Hardie Board Siding |
| Exterior Features | Airport Nearby, Cul-De-Sac, Environmental Reserve, Recreation Use, |

| | |
|--------------|-----------------------------------------|
| | Schools, Shopping Nearby, Sloping Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stone, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 81 |

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Listing information last updated on April 16th, 2025 at 3:32am MDT