\$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 18' soaring ceilings, maple railings with glass inserts, modern slim electric fireplaces with floor to ceiling tile & stone finishes, Coffered ceiling with exotic lighting, a chef'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.

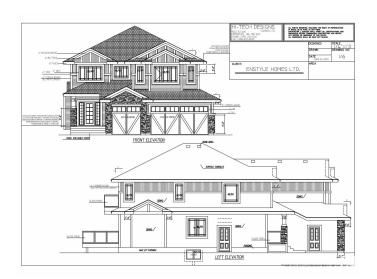
Built in 2025

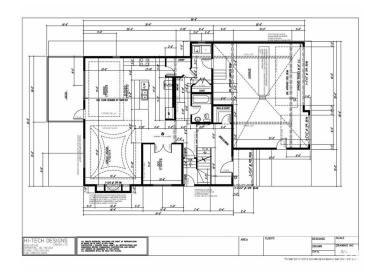
Essential Information

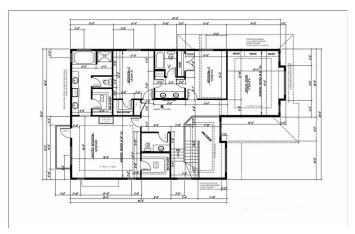
MLS® # E4425073 Price \$769,000

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 50

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 April 30th, 2025 at 8:32am MDT