Courtesy Of Simran Jhand Of MaxWell Polaris

$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, 18â€™ 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 chefâ€™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 & hâ€™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	67
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 20th, 2025 at 8:32pm MDT