# \$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.

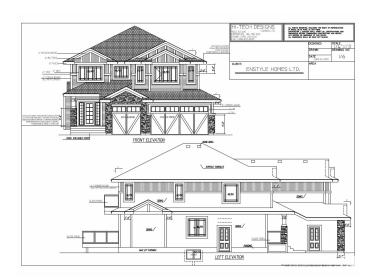
Built in 2025

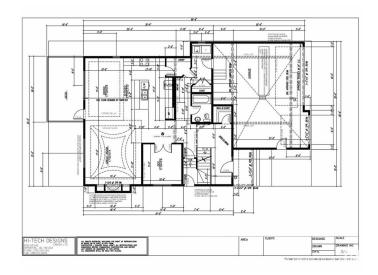
#### **Essential Information**

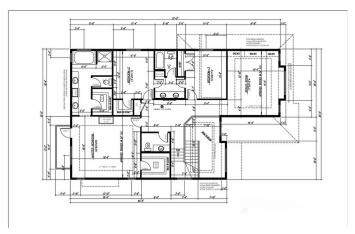
MLS® # E4425073 Price \$769,000

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 53

Zoning Zone 81

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Listing information last updated on May 3rd, 2025 at 12:02am MDT