

\$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	39
Zoning	Zone 81

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Listing information last updated on April 19th, 2025 at 6:47pm MDT