

## \$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, 18'™ 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 chef'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 & h'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                                       |
| <b>Exterior</b>   |                                                        |
| 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 | 27                |
| Zoning         | Zone 81           |



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Listing information last updated on September 10th, 2025 at 9:31am MDT