

# \$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 | 49               |
| Zoning         | Zone 81          |

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Listing information last updated on April 29th, 2025 at 7:17pm MDT