# \$769,000 - 202 Edgewater Circle, Leduc

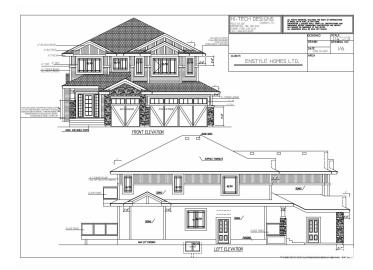
MLS® #E4425073

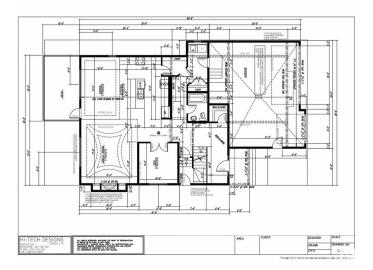
#### \$769,000

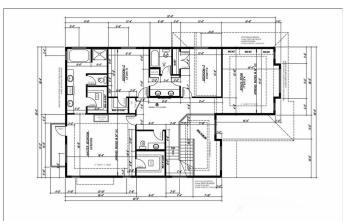
4 Bedroom, 3.00 Bathroom, 2,650 sqft Single Family on 0.00 Acres

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€<sup>™</sup> 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                   |
| Туре           | 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,<br>Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout<br>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,<br>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          | 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 | 51               |

Zoning Zone 81

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Listing information last updated on April 30th, 2025 at 10:02pm MDT