

## \$680,000 - 165 Edgewater Cir, Leduc

MLS® #E4436823

**\$680,000**

3 Bedroom, 3.00 Bathroom, 2,335 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This beautifully crafted home features high-end finishes, a double garage, and a main floor office with a full bathroom. The open-to-above living room adds elegance, while the extended kitchen offers an island and walk-in pantry—perfect for entertaining. Upstairs includes a spacious bonus room. The luxurious primary suite boasts a standalone tub and custom shower. The unfinished basement allows for future customization. Ideally located near ponds, parks, and schools, this home is perfect for families seeking space, comfort, and convenience in the desirable Southfork community. A true blend of style and functionality!

Built in 2024

### Essential Information

MLS® #	E4436823
Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,335
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	165 Edgewater Cir
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Stone, Stucco
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	60
Zoning	Zone 81

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