

\$825,000 - 160 Edgewater Circle, Leduc

MLS® #E4457870

\$825,000

4 Bedroom, 4.50 Bathroom, 2,702 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Your dream home is here!! WALKOUT lot with 4 MASTER BEDROOMS 2 storey backing on walking path, HUGE pie shaped lot in Edgewater Estates. This upgraded house is Loaded with extras! Start with an incredible kitchen and spice kitchen, Quartz counters, gas cooktop, built in oven, designer backsplash, Open concept main floor has bedroom with attached bath and powder room luxury vinyl plank flooring, Upstairs are 3 large bedrooms -with their own bath. Primary showcasing a 5 pce spa ensuite and fabulous closet. Movie night is perfect in the bonus room and laundry room complete this level. The walkout bright basement has large windows and covered patio, The heated garage has dog wash . A/C for summers Love the park across the street! Close to schools! Donâ€™t wait to see this house.

Built in 2025

Essential Information

MLS® #	E4457870
Price	\$825,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,702



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	160 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

Amenities

Amenities	Ceiling 10 ft., Deck, Patio
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Golf Nearby, No Through Road, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Zoning

Zone 81



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