

\$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 27
Zoning Zone 81

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