

# \$679,500 - 165 Edgewater Cir, Leduc

MLS® #E4453836

**\$679,500**

3 Bedroom, 3.00 Bathroom, 2,335 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

This beautifully crafted home blends luxury and practicality in one of Southfork’s most desirable locations. Featuring high-end finishes throughout, it offers a spacious double garage and a main floor office with a full bathroom—perfect for guests or remote work. The open-to-above living room adds elegance and natural light, while the extended kitchen includes a large island and walk-in pantry, ideal for entertaining. Upstairs, a generous bonus room provides extra space for relaxation or play. The luxurious primary suite boasts a standalone tub and custom shower, creating a perfect retreat. An unfinished basement offers room for future development to suit your needs. Located near scenic ponds, walking trails, parks, and excellent schools, this home is perfect for families seeking both comfort and convenience

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453836  |
| Price          | \$679,500 |
| 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, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Metal, Stone, Stucco                                  |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 81           |

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Listing information last updated on September 22nd, 2025 at 2:47pm MDT