

# \$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 | 45             |
| Zoning         | Zone 81        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 2:17am MDT