

\$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
Zoning	Zone 81

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