

\$849,000 - 162 Edgewater Circle, Leduc

MLS® #canada_23418

\$849,000

3 Bedroom, 3.00 Bathroom, 2,794 sqft

Single Family on 0.14 Acres

Southfork, Leduc, Alberta

Welcome to Southfork, the premier community in LEDUC where ponds, parks and schools co-exist in close vicinity. Located well within this community is this beautiful two story home has everything a proud owner can ask for. About 2800 sq.ft. of living area, 18' soaring ceilings, magnificent staircase with Maple railings & glass inserts & LED step lights, modern slim gas & electric fireplaces with tile finish to the ceilings, coffered ceiling with exotic lighting, a large chef's dream kitchen, custom premium Oak cabinetry & SS appliances, LED light fixtures, and rough-in for car charging. The main level boasts a bright living room, a kitchen, breakfast nook overlooking the park, a den, a 2-piece bath with custom tile feature wall and a mudroom. The upper-level features 3 beds + bonus room. The massive primary suite features h & h's sinks, standalone tub, custom tile shower, enclosed toilet, a walk-in closet, organizers & a large balcony overlooking a massive POND also accessible from bonus room.

Built in 2022

Essential Information

MLS® #	canada_23418
Price	\$849,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1



Square Footage	2,794
Acres	0.14
Year Built	2022
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	162 Edgewater Circle
Subdivision	Southfork
City	Leduc
Province	Alberta
Zip Code	T9E 1K5

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2x6', HRV System, Closet Organizers, Hot Water Natural Gas, Walkout Basement, Wall Unit-Built-In
# of Garages	2

Exterior

Lot Description	Plot PLa
-----------------	----------

Additional Information

Date Listed	November 18th, 2024
-------------	---------------------