

## \$825,000 - 160 Edgewater Circle, Leduc

MLS® #E4457870

**\$825,000**

4 Bedroom, 4.50 Bathroom, 2,702 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Your dream home is here!! WALKOUT lot with 4 MASTER BEDROOMS 2 storey backing on walking path, HUGE pie shaped lot in Edgewater Estates. This upgraded house is Loaded with extras! Start with an incredible kitchen and spice kitchen, Quartz counters, gas cooktop, built in oven, designer backsplash, Open concept main floor has bedroom with attached bath and powder room luxury vinyl plank flooring, Upstairs are 3 large bedrooms -with their own bath. Primary showcasing a 5 pce spa ensuite and fabulous closet. Movie night is perfect in the bonus room and laundry room complete this level. The walkout bright basement has large windows and covered patio, The heated garage has dog wash . A/C for summers Love the park across the street! Close to schools! Donâ€™t wait to see this house.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457870  |
| Price          | \$825,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 2,702     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 160 Edgewater Circle |
| Area        | Leduc                |
| Subdivision | Southfork            |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1K5              |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Ceiling 10 ft., Deck, Patio |
| Parking   | Double Garage Attached      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Glass Door                                                                                                                          |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                      |
| Exterior Features | Airport Nearby, Golf Nearby, No Through Road, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Stucco                                                      |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

Listing information last updated on September 17th, 2025 at 6:02am MDT