

## \$729,900 - 110 Edgewater Circle, Leduc

MLS® #E4422089

**\$729,900**

4 Bedroom, 4.00 Bathroom, 2,747 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning 2750 Sq. Ft. Home in South Fork, Leduc! This beautifully designed stucco-finished home sits on a fully landscaped rectangular lot, backing onto greenspace for added privacy. Inside, enjoy a front living room, a rear family room, a main floor bedroom/den with an ensuite, a spice kitchen, and a covered deck—perfect for entertaining. Upstairs, the primary suite features a private balcony, while three additional bedrooms, two full bathrooms, and a central bonus room complete the level. With a functional layout and high-end features, this home is perfect for a growing family!

Built in 2023

### Essential Information

MLS® #	E4422089
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,747
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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## Community Information

Address	110 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

## Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 19th, 2025
Days on Market	59
Zoning	Zone 81

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