

Full Baths	3
Square Footage	2,650
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	202 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement, Wall Unit-Built-In, HRV System
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Heatilator/Fan, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Metal, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Cul-De-Sac, Environmental Reserve, Recreation Use,

	Schools, Shopping Nearby, Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed March 11th, 2025

Days on Market 3

Zoning Zone 81

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Listing information last updated on March 14th, 2025 at 5:17pm MDT