



# 186 EDGEWATER Circle Leduc AB

\$889,000

**\*\*PRESALE, No house yet\*\***Welcome to Southfork, a premier community in LEDUC where ponds, parks and schools co-exist in close vicinity. And located well within this community will be this beautiful WALK-OUT house with "Everything" a proud owner could ask for. High-end finish like 18' soaring ceilings, maple railings with glass inserts, modern slim electric fireplaces with floor to ceiling tile & stone finishes, Coffered ceiling with exotic lighting, a chef's dream kitchen, custom built cabinetry & LED light fixtures, upgraded plumbing fixtures and rough-ins for solar & car charging. The main level boasts a bright living room, a kitchen, breakfast nook overlooking the park, a den, a full bath with a custom tile shower, and a mudroom. The upper level features 3/4 beds + bonus room. The primary suite has its spa-like ensuite, featuring h & h's sinks, standalone tub, custom tile shower, enclosed toilet, walk-in closet & organizers and a large private balcony backing on to a beautiful pond!!

Listing Presented By:  


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