



122 EDGEWATER Circle Leduc AB

\$759,900

Welcome to Edgewater Estates in Southfork! This stunning 2019 show home by Jayman has only been lived in for just over 3 years. It offers a spacious and luxurious living experience! With 3 bedrooms and 3 bathrooms total, this bungalow walk-out home boasts a generous 2550 sq ft of fully developed space. The main floor features 10 ft knockdown ceilings, a den/office, and a chef's kitchen complete with a corner pantry, granite countertops, and stainless steel appliances including a gas cooktop, built-in microwave wall oven. The master bedroom offers a walk-in closet, ensuite, and main floor laundry for added convenience. The basement is fully finished, featuring a huge rec room, 2 more bedrooms, a bath, and a wet bar. This property includes fantastic upgrades such as solar panels, tankless hot water tank, triple pane windows, HRV system, high-efficiency furnace, elevator, A/C, hot tub and a double attached heated garage. This is a MUST see opportunity to own your dream home in Edgewater Estates!

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