



## Leduc Alberta

\$839,000

Set in Southfork, Leduc's most sought-after master-planned community, this exceptional walkout estate backing onto a tranquil pond delivers approx. 2,800 sq. ft. of thoughtfully designed luxury living. Grand 18' ceilings and an architectural maple staircase with glass inserts and LED step lighting create a striking first impression. The home showcases designer gas and electric fireplaces, coffered ceilings with statement lighting, and a chef's kitchen & a spice Kitchen featuring custom premium oak cabinetry and stainless steel appliances. Expansive windows frame serene water views from the breakfast nook and main living area. The upper level offers three spacious bedrooms and an elegant bonus room, while the primary retreat impresses with a private pond-view balcony, spa-inspired ensuite, and walk-in closet with custom organizers. Enhanced with LED lighting throughout and EV charging rough-in, this residence blends modern luxury with everyday comfort in an unbeatable setting. (id:6769)

Living room 4.96 m X 6.84 m

Dining room 4.25 m X 3.35 m

Kitchen 4.47 m X 4.09 m

Den 3.06 m X 3.09 m

Mud room Measurements not available

Pantry Measurements not available

Second Kitchen Measurements not available

Primary Bedroom 4.73 m X 5.87 m

Bedroom 2 3.96 m X 4.06 m

Bedroom 3 3.75 m X 4.11 m

Bonus Room 4.6 m X 5.24 m

Laundry room Measurements not available

Listing Presented By:



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MaxWell Polaris

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**REMAX Elite**

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8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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