

\$774,900 - 146 Edgewater Circle, Leduc

MLS® #E4438908

\$774,900

4 Bedroom, 3.00 Bathroom, 2,598 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork in Leduc, experience the benefits of small town living w/ big city amenities. 2600 sq ft 5 bed walkout home offers nothing but the best including a triple tandem garage perfect for car enthusiasts and/or park your summer/winter toys. Main floor welcomes you w/ open to above modern touches, office/bedroom w/ full bath, large pantry to keep everything tidy, Expansive extended kitchen, which will inspire the chef in you, large waterfall island, 2tone colors, custom cabinetry throughout. Very open feeling w/big windows providing tons of natural light. Feature walls and coffered ceiling throughout, including living room fireplace with custom large tiles. 9 feet ceilings on all 3 floors. Head up w/custom railing, stair lighting. Will find owner suite w/private balcony, 5pc ensuite w/soaker tub and stand in shower, his/her sinks and large walk-in. 3 other good size bedrooms, large bonus room, upstairs laundry w/counter and cabinets. Basement awaits your customization. Home awaits.

Built in 2025

Essential Information

MLS® # E4438908

Price \$774,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,598 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 146 Edgewater Circle |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1K5 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached, Tandem |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Hardie Board Siding |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Hardie Board Siding |

Foundation Concrete Perimeter

Additional Information

Date Listed May 28th, 2025

Days on Market 19

Zoning Zone 81

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Listing information last updated on June 16th, 2025 at 12:32pm MDT