

## \$779,000 - 126 Edgewater Circle, Leduc

MLS® #E4431560

**\$779,000**

4 Bedroom, 4.00 Bathroom, 2,807 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning WALKOUT home in Southfork, Leduc. Backing onto a walking trail and school! Features a double garage, main floor bedroom with full bathroom, open-to-above living room, and an extended kitchen with island and pantry. Upstairs offers a bonus room and three primary bedrooms, each with ensuites and walk-in closets. The main ensuite boasts a standalone tub and custom shower. Unfinished walkout basement can be customized as per requirement. Located near ponds, parks, and schoolsâ€”perfect for families seeking luxury, space, and convenience!

Built in 2024

### Essential Information

MLS® #	E4431560
Price	\$779,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,807
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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## Community Information

Address	126 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

## Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stone, Stucco, Hardie Board Siding
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

## School Information

Middle	Caledonia Park School
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## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Zone 81

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