

## \$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                20

Zoning                            Zone 81

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