

## \$754,900 - 146 Edgewater Circle, Leduc

MLS® #E4438908

**\$754,900**

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 \$754,900

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 Attached, 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                69

Zoning                            Zone 81

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