

## \$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

### 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

### Additional Information

Date Listed April 17th, 2025  
Days on Market 3  
Zoning Zone 81

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