# \$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

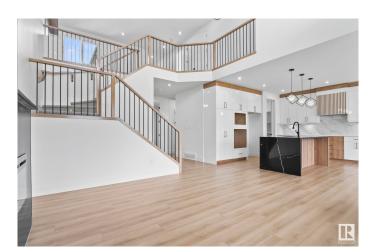
Welcome to Southfork in Leduc, experience the benefits of small town living w/ big city amenities. 2600 sq ft 5 bed walkout home offers nothing but the best including a triple tandem garage perfect for car enthusiasts and/or park your summer/winter toys. Main floor welcomes you w/ open to above modern 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.



#### **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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Listing information last updated on August 5th, 2025 at 3:47pm MDT