

\$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 schools—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	14
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 1:47pm MDT