

\$799,900 - 152 Edgewater Circle, Leduc

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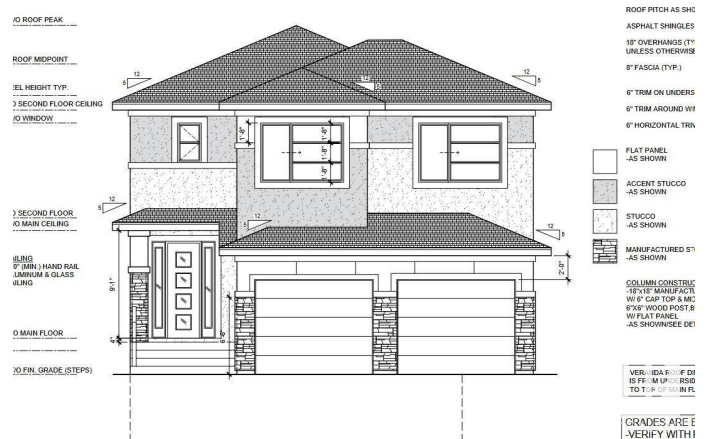
Southfork, Leduc, AB

****WALKOUT LOT**LEDUC**** Step through the grand entrance into a spacious open-concept main floor, thoughtfully designed for seamless flow between living, dining, and entertaining areas. The heart of the home is a gourmet kitchen paired with a secondary spice kitchen, perfect for passionate cooks and effortless hosting. Large windows invite natural light to brighten the living space, while a cozy fireplace adds an extra layer of warmth and charm. A dedicated den on the main level offers flexibility as a home office or guest room, while a mudroom adds daily convenience. Upstairs, youâ€™ll find a luxurious primary suite with a spa-inspired ensuite and a spacious walk-in closet. Additional bedrooms share a beautifully appointed Jack-and-Jill bath, and a bonus room provides a relaxed space for lounging or movie nights. Enjoy outdoor living on the covered deck or balcony, ideal for morning coffees or evening sunsets. The home is complete with a generously sized garage.

Built in 2025

Essential Information

MLS® #	E4443781
Price	\$799,900
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	2,720
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	152 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 21st, 2025
Days on Market 64
Zoning Zone 81

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