

## \$749,999 - 144 Edgewater Cir, Leduc

MLS® #E4459837

**\$749,999**

4 Bedroom, 3.00 Bathroom, 2,664 sqft

Single Family on 0.00 Acres

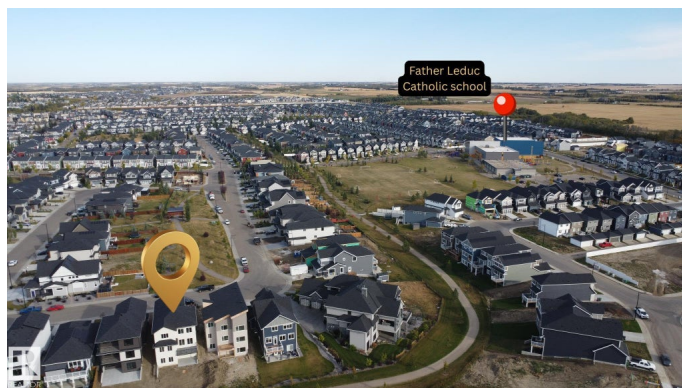
Southfork, Leduc, AB

Welcome to this stunning single-family walkout home, perfectly situated with a walking trail in the back and beautiful views of Saito Park in the front. This home features a spacious triple tandem garage and a functional main floor with a den and full bathroom, ideal for guests or a home office. The chef's kitchen is equipped with high-end quartz countertops, a two-sided waterfall island, and MDF shelving in the pantry. The open-to-above living room boasts a tiled feature wall with an electric fireplace and large windows that flood the space with natural light. Elegant glass railings lead you upstairs to a bonus room with a feature wall, a luxurious primary bedroom with a 5-piece ensuite, and a walk-in closet with built-in shelving. Three additional bedrooms offer ample space and light. The unfinished walkout basement provides endless possibilities to create your dream space in this thoughtfully designed, stylish home.

Built in 2025

### Essential Information

MLS® #	E4459837
Price	\$749,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,664
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	144 Edgewater Cir
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, Walkout Basement
Parking	Double Garage Attached, Tandem

### **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, Stucco, Hardie Board Siding
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 27th, 2025
Days on Market	3

## 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 September 30th, 2025 at 7:17am MDT