

## \$799,000 - 128 Edgewater Circle, Leduc

MLS® #E4443937

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,919 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this stunning walkout home in the highly sought-after community of Southfork! Spanning over 2,900 sq ft, this thoughtfully designed property offers unparalleled versatility and charm. The main floor boasts a bright front living area, a cozy family room, a formal dining room, and a den/bedroom with an attached ensuite bath. A functional spice kitchen and a covered deck complete this level. Upstairs, you'll find two primary suites with attached ensuites, plus two additional bedrooms connected by a convenient Jack and Jill bathroom—one with its own private balcony! A loft and a laundry room add to the upstairs functionality. The walkout basement backs onto a peaceful walkway, offering serene views and extra space to enjoy. This home truly has it all—space, style, and a prime location! Don't miss out!

Built in 2023

### Essential Information

MLS® #	E4443937
Price	\$799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,919
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	128 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        28  
Zoning                    Zone 81

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