

# \$799,900 - 152 Edgewater Circle, Leduc

MLS® #E4443781

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,720 sqft  
Single Family on 0.00 Acres

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        46  
Zoning                    Zone 81

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