# \$780,000 - 132 Edgewater Circle, Leduc

MLS® #E4446385

## \$780,000

3 Bedroom, 4.50 Bathroom, 2,733 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Located in one of Leduc's most desirable family communities, this 2,733 sq ft walkout by Neville Builders offers an exceptional blend of space, design, and quality. The main floor features 10 ft ceilings, with 9 ft ceilings on the upper level and basement, 8 ft interior doors, black fixtures, glass railing, and an open-to-below living room. Luxury vinyl plank flooring on the main and carpet upstairs create a comfortable, stylish atmosphere. Each bedroom includes a private ensuite, including a main floor bedroom with full bath, ideal for guests or multi-generational living. The spacious primary suite offers a 5-piece ensuite and walk-in closet. A/C is included, and the builder is offering an appliance credit. Backing onto a walkway and just seconds from a pond, school, and green space. Only 7 mins to Leduc Rec Centre and 12 mins to Costco, YEG, and major retailers. Walkout basement to backyard. Garage will be finished with drywall and painted. Possession in approx. 6 months.

Built in 2025

#### **Essential Information**

MLS® # E4446385 Price \$780,000

Bedrooms 3







Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,733 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 132 Edgewater Circle

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1K5

# **Amenities**

Amenities Off Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling

10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9

ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Attached, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Stucco, Vinyl

Exterior Features Airport Nearby, Golf Nearby, No Back Lane, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Father Leduc Catholic Middle Father Leduc Catholic

High Leduc Composite

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 120

Zoning Zone 81

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