

## \$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        40  
Zoning                    Zone 81

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