

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

MLS® #E4459837

**\$749,999**

4 Bedroom, 3.00 Bathroom, 2,664 sqft  
Single Family on 0.00 Acres

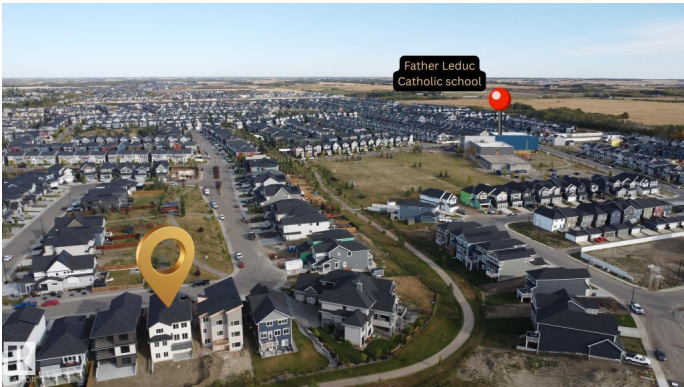
Southfork, Leduc, AB

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 | 31                   |

Zoning

Zone 81

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Listing information last updated on October 28th, 2025 at 1:02am MDT