

## \$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	8
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 1:47am MDT