

## \$837,900 - 134 Edgewater Circle, Leduc

MLS® #E4449534

**\$837,900**

6 Bedroom, 4.00 Bathroom, 2,874 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Your dream home is here!! WALKOUT 6 bedroom 2 storey backing on walking path, HUGE pie shaped lot in Edgewater Estates. This Jayman built "Charlotte 28" is loaded with extras! Start with an incredible kitchen with waterfall island, quartz counters, gas cooktop, built in oven, designer backsplash and w/in pantry. Open concept main flr has Hunter Douglas blinds, luxury vinyl plank flooring, a bedroom and 4 pce bath. Upstairs are 3 large bedrooms - with the primary showcasing a 5 pce spa ensuite and fabulous closet. Movie night is perfect in the bonus room with glass french doors. A flex/office area and laundry room complete this level. The bright basement has a side door entrance, 2 bedrooms, full bath, storage room and rec room with access to the outdoor concrete patio. A wet bar with bar fridge is perfect for entertaining. For the dog lovers -a fenced in run. The heated garage has new epoxy floor - so easy to clean. A/C for summers and SOLAR ready! Love the park across the street! Close to schools!

Built in 2021

### Essential Information

MLS® #	E4449534
Price	\$837,900
Bedrooms	6



Bathrooms	4.00
Full Baths	4
Square Footage	2,874
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	134 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", No Smoking Home, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount, Wet Bar
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
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Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Leduc Estates School
High	Father Leduc Catholic Sch

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on July 26th, 2025 at 10:02pm MDT