

# \$799,000 - 160 Edgewater Circle, Leduc

MLS® #E4462570

**\$799,000**

4 Bedroom, 4.50 Bathroom, 2,827 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning Fully Walkout Home | 4 Master Bedrooms | Luxury Upgrades Throughout  
Exceptional 4 master bedroom fully walkout home with high-end finishes in a peaceful, family-friendly neighborhood. Features a main floor full bedroom & full bath, open-to-below design, and 10 ft ceilings on the main floor. Option for spice kitchen Enjoy a large living room, modern lighting, and a huge bonus room perfect for family gatherings. Main floor includes a balcony, ideal for outdoor relaxation. Additional highlights: central A/C, heated garage, built-in speakers, and many more upgrades. Walking distance to school, with easy access to Highway 2 and just minutes to the airport. Donâ€™t miss this rare opportunityâ€”luxury, location, and layout all in one!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462570  |
| Price          | \$799,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 2,827     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 160 Edgewater Circle |
| Area        | Leduc                |
| Subdivision | Southfork            |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1K5              |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                         |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                  |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Stucco, Hardie Board Siding |
| Exterior Features | Airport Nearby, Schools           |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Stucco, Hardie Board Siding |
| Foundation        | Concrete Perimeter                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 5                  |

## 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 October 22nd, 2025 at 8:02pm MDT