

\$749,999 - 144 Edgewater Cir, Leduc

MLS® #E4459837

\$749,999

4 Bedroom, 3.00 Bathroom, 2,664 sqft

Single Family on 0.00 Acres

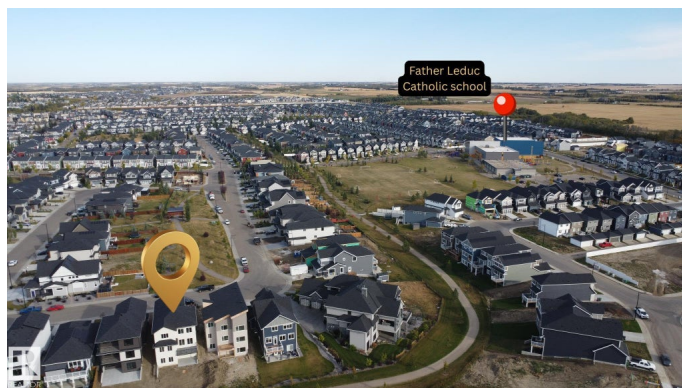
Southfork, Leduc, AB

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	3

Zoning

Zone 81

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Listing information last updated on September 29th, 2025 at 9:47pm MDT