

\$799,900 - 152 Edgewater Circle, Leduc

MLS® #E4443781

\$799,900

5 Bedroom, 4.00 Bathroom, 2,720 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

****WALKOUT LOT**LEDUC**** Step through the grand entrance into a spacious open-concept main floor, thoughtfully designed for seamless flow between living, dining, and entertaining areas. The heart of the home is a gourmet kitchen paired with a secondary spice kitchen, perfect for passionate cooks and effortless hosting. Large windows invite natural light to brighten the living space, while a cozy fireplace adds an extra layer of warmth and charm. A dedicated den on the main level offers flexibility as a home office or guest room, while a mudroom adds daily convenience. Upstairs, youâ€™™ll find a luxurious primary suite with a spa-inspired ensuite and a spacious walk-in closet. Additional bedrooms share a beautifully appointed Jack-and-Jill bath, and a bonus room provides a relaxed space for lounging or movie nights. Enjoy outdoor living on the covered deck or balcony, ideal for morning coffees or evening sunsets. The home is complete with a generously sized garage.

Built in 2025

Essential Information

| | |
|----------|-----------|
| MLS® # | E4443781 |
| Price | \$799,900 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,720 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 152 Edgewater Circle |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1K5 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 21st, 2025
Days on Market 61
Zoning Zone 81

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Listing information last updated on August 21st, 2025 at 12:18am MDT