

## \$780,000 - 181 Edgewater Circle, Leduc

MLS® #E4464722

**\$780,000**

4 Bedroom, 3.00 Bathroom, 2,625 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to luxury living in Edgewater Circle, Southfork Leduc! This brand-new 2,625 sq. ft. home with an oversized double attached garage is built to the highest standards and comes with new home warranty. The grand open-to-below foyer opens to an elegant main floor featuring a chef's kitchen with built-in appliances, extended cabinets and counters into the dining area, and a modern tile fireplace in the living room. A main floor bedroom and full bathroom make this home ideal for multigenerational living. Upstairs offers an expansive family room and generous bedrooms. Added features include AC, side entrance for future basement development, deck, and landscaping allowance. Perfectly positioned backing Saito Park and green space, across from the lake and trails, and walking distance to the school—a perfect blend of elegance, comfort, and function. Available for immediate possession; don't miss out on this great home, and move into your new home by the holidays!

Built in 2025

### Essential Information

MLS® # E4464722

Price \$780,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,625                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 181 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., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                  |
| Stories           | 2                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                               |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Level Land, Picnic Area, Playground Nearby, Race Track, Schools, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stone, Stucco                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 9th, 2025 at 8:47am MST