

# \$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        85  
Zoning                    Zone 81

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Listing information last updated on September 14th, 2025 at 2:32pm MDT