

## \$780,000 - 132 Edgewater Circle, Leduc

MLS® #E4446385

**\$780,000**

3 Bedroom, 4.50 Bathroom, 2,733 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Located in one of Leduc's most desirable family communities, this 2,733 sq ft walkout by Neville Builders offers an exceptional blend of space, design, and quality. The main floor features 10 ft ceilings, with 9 ft ceilings on the upper level and basement, 8 ft interior doors, black fixtures, glass railing, and an open-to-below living room. Luxury vinyl plank flooring on the main and carpet upstairs create a comfortable, stylish atmosphere. Each bedroom includes a private ensuite, including a main floor bedroom with full bath, ideal for guests or multi-generational living. The spacious primary suite offers a 5-piece ensuite and walk-in closet. A/C is included, and the builder is offering an appliance credit. Backing onto a walkway and just seconds from a pond, school, and green space. Only 7 mins to Leduc Rec Centre and 12 mins to Costco, YEG, and major retailers. Walkout basement to backyard. Garage will be finished with drywall and painted. Possession in approx. 6 months.

Built in 2025

### Essential Information

MLS® # E4446385

Price \$780,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,733                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 132 Edgewater Circle |
| Area        | Leduc                |
| Subdivision | Southfork            |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1K5              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Insulated   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Father Leduc Catholic |
| Middle     | Father Leduc Catholic |
| High       | Leduc Composite       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 81        |

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Listing information last updated on July 19th, 2025 at 10:47pm MDT