

## \$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 | 105            |
| Zoning         | Zone 81        |

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Listing information last updated on October 20th, 2025 at 2:32pm MDT