

\$799,000 - 160 Edgewater Circle, Leduc

MLS® #E4462570

\$799,000

4 Bedroom, 4.50 Bathroom, 2,827 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning Fully Walkout Home | 4 Master Bedrooms | Luxury Upgrades Throughout
Exceptional 4 master bedroom fully walkout home with high-end finishes in a peaceful, family-friendly neighborhood. Features a main floor full bedroom & full bath, open-to-below design, and 10 ft ceilings on the main floor. Option for spice kitchen Enjoy a large living room, modern lighting, and a huge bonus room perfect for family gatherings. Main floor includes a balcony, ideal for outdoor relaxation. Additional highlights: central A/C, heated garage, built-in speakers, and many more upgrades. Walking distance to school, with easy access to Highway 2 and just minutes to the airport. Donâ€™t miss this rare opportunityâ€”luxury, location, and layout all in one!

Built in 2025

Essential Information

MLS® #	E4462570
Price	\$799,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,827
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	160 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Walkout Basement, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Airport Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	1

Zoning

Zone 81

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