

## \$814,900 - 134 Edgewater Circle, Leduc

MLS® #E4449534

**\$814,900**

6 Bedroom, 4.00 Bathroom, 2,874 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Your dream home is here!! WALKOUT 6 bedroom 2 storey backing on walking path, HUGE pie shaped lot in Edgewater Estates. This Jayman built "Charlotte 28" is loaded with extras! Start with an incredible kitchen with waterfall island, quartz counters, gas cooktop, built in oven, designer backsplash and w/in pantry. Open concept main flr has Hunter Douglas blinds, luxury vinyl plank flooring, a bedroom and 4 pce bath. Upstairs are 3 large bedrooms - with the primary showcasing a 5 pce spa ensuite and fabulous closet. Movie night is perfect in the bonus room with glass french doors. A flex/office area and laundry room complete this level. The bright basement has a side door entrance, 2 bedrooms, full bath, storage room and rec room with access to the outdoor concrete patio. A wet bar with bar fridge is perfect for entertaining. For the dog lovers -a fenced in run. The heated garage has new epoxy floor - so easy to clean. A/C for summers and SOLAR ready! Love the park across the street! Close to schools!

Built in 2021

### Essential Information

MLS® # E4449534

Price \$814,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,874                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 134 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., Closet Organizers, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Hot Water Instant, No Smoking Home, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, HRV System, Solar Equipment |
| Parking Spaces | 4                                                                                                                                                                                                                                                  |
| Parking        | Double Garage Attached, Heated                                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount, Wet Bar |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Stone, Hardie Board Siding |
|----------|----------------------------------|

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Stone, Hardie Board Siding                                                              |
| Foundation        | Concrete Perimeter                                                                            |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Leduc Estates School      |
| High       | Father Leduc Catholic Sch |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 104             |
| Zoning         | Zone 81         |

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Listing information last updated on November 4th, 2025 at 10:47pm MST