

Courtesy Of Simran Jhand and Prince Boparai Of MaxWell Polaris

# \$1,400,000 - 158 Edgewater Circle, Leduc

MLS® #E4424394

**\$1,400,000**

6 Bedroom, 5.50 Bathroom, 3,111 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork, a premier community in LEDUC where ponds, parks and schools co-exist in close vicinity. And located well within this community will be this beautiful WALK-OUT house with "Everything" a proud owner could ask for. High-end finish like 20â€™™ soaring ceilings, maple railings with glass inserts, modern slim gas/electric fireplaces with floor to ceiling tile & stone finishes, Coffered ceiling with exotic lighting, a chefâ€™™s dream kitchen/ custom built cabinetry & LED light fixtures, upgraded plumbing fixtures and rough-ins for solar & car charging. The main level boasts a bright living room, a kitchen, breakfast nook overlooking the park, a den, a full bath with a custom tile shower, and a mudroom. The upper level features 3/4 beds + bonus room. Basement is fully finished with a legal suite. Beautiful curb appeal, Stucco/Hardie exterior, triple car garage and walkout lot backing on to a pond! House plan ready. Builder may implement some changes.



Built in 2025

## Essential Information

MLS® #	E4424394
Price	\$1,400,000
Bedrooms	6

Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,111
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	158 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Patio, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, Wet Bar, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	7
Parking	Front Drive Access, Insulated, Over Sized, Triple Garage Attached, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Garage Heater, Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Stone, Stucco, Hardie Board Siding

Exterior Features Airport Nearby, Cul-De-Sac, Recreation Use, Schools, Shopping  
Nearby, Sloping Lot, Stream/Pond

Lot Description Surveyors Plot Plan

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Hardie Board Siding

Foundation Concrete Perimeter

## Additional Information

Date Listed March 6th, 2025

Days on Market 7

Zoning Zone 81

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Listing information last updated on March 13th, 2025 at 5:32pm MDT