

\$780,000 - 181 Edgewater Circle, Leduc

MLS® #E4464722

\$780,000

4 Bedroom, 3.00 Bathroom, 2,625 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to luxury living in Edgewater Circle, Southfork Leduc! This brand-new 2,625 sq. ft. home with an oversized double attached garage is built to the highest standards and comes with new home warranty. The grand open-to-below foyer opens to an elegant main floor featuring a chef's kitchen with built-in appliances, extended cabinets and counters into the dining area, and a modern tile fireplace in the living room. A main floor bedroom and full bathroom make this home ideal for multigenerational living. Upstairs offers an expansive family room and generous bedrooms. Added features include AC, side entrance for future basement development, deck, and landscaping allowance. Perfectly positioned backing Saito Park and green space, across from the lake and trails, and walking distance to the school—a perfect blend of elegance, comfort, and function. Available for immediate possession; don't miss out on this great home, and move into your new home by the holidays!

Built in 2025

Essential Information

MLS® # E4464722

Price \$780,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,625
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	181 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., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Level Land, Picnic Area, Playground Nearby, Race Track, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on November 6th, 2025 at 11:47pm MST