

## **\$759,900 - 122 Edgewater Circle, Leduc**

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MLS® #E4418774

**\$759,900**

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Edgewater Estates in Southfork! This stunning 2019 show home by Jayman has only been lived in for just over 3 yrs. It offers a luxurious living experience! With 3 bedrooms and 3 bathrooms total, this bungalow walk-out home boasts a generous 2550 sq ft of fully developed space. The main floor features 10 ft knockdown ceilings, a den/office, and a chef's kitchen complete with a corner pantry, granite countertops, and stainless steel appliances including a gas cooktop, and built-in microwave wall oven. The master bedroom offers a walk-in closet, ensuite, and main floor laundry for added convenience. The basement is fully finished, featuring a huge rec room, 2 more bedrooms, a bath, and a wet bar. This property includes fantastic upgrades such as solar panels, tankless hot water tank, triple pane windows, HRV system, high-efficiency furnace, A/C, hot tub, a double attached heated garage, and professionally landscaped yard. This is a MUST see opportunity to own your dream home in Edgewater Estates!



Built in 2019

### **Essential Information**

MLS® #                    E4418774

Price                        \$759,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	122 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Hot Tub, Hot Water Tankless, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks, HRV System, Natural Gas Stove Hookup, Solar Equipment
Parking	Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Oven Built-In-Two, TV Wall Mount, Garage Heater, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Sloping Lot  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Caledonia Park K-9  
Middle Caledonia Park K-9  
High Leduc Composite Highschool

### Additional Information

Date Listed January 21st, 2025  
Days on Market 83  
Zoning Zone 81

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