

\$759,900 - 122 Edgewater Circle, Leduc

MLS® #canada_23036

\$759,900

3 Bedroom, 3.00 Bathroom, 1,326 sqft
Single Family

Southfork, Leduc, Alberta

Welcome to Edgewater Estates in Southfork! This stunning 2019 show home by Jayman has only been lived in for just over 3 years. It offers a spacious and 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, 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, elevator, A/C, hot tub and a double attached heated garage. This is a MUST see opportunity to own your dream home in Edgewater Estates!

Built in 2019

Essential Information

MLS® #	canada_23036
Price	\$759,900
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,326
Year Built	2019
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	122 Edgewater Circle
Subdivision	Southfork
City	Leduc
Province	Alberta
Zip Code	T9E 1K5

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, See Remarks, HRV System, Natural Gas Stove Hookup, Ceiling 10 ft., Hot Tub, Solar Equipment, Tankless Hot Water, Programmable Thermostat, Wet Bar
# of Garages	2

School Information

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

Additional Information

Date Listed	October 20th, 2024
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