

\$814,900 - 134 Edgewater Ci, Leduc

MLS® #E4449534

\$814,900

6 Bedroom, 4.00 Bathroom, 2,874 sqft

Single Family on 0.16 Acres

Southfork, Leduc, Alberta

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! (id:6289)

Built in 2021

Essential Information

Listing #	E4449534
Price	\$814,900
Bedrooms	6
Bathrooms	4.00



Square Footage	2,874
Acres	0.16
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	134 Edgewater Ci
Subdivision	Southfork
City	Leduc
Province	Alberta
Postal Code	T9E1K5

Amenities

Amenities	Airport, Playground, Schools, Shopping, Ceiling - 9ft
Features	Park/reserve, Wet bar, Closet Organizers, Exterior Walls- 2x6", No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Heated Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Oven - Built-In, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Walk out

Listing Details

Listing Office	NOW Real Estate Group
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