

# \$595,000 - 9134 Edwardson Ln, Austin

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MLS® #8474312

**\$595,000**

4 Bedroom, 2.00 Bathroom, 2,015 sqft

Residential on 0.21 Acres

Circle C Ranch Ph A Sec 01, Austin, TX

4-Bedroom Gem on a Corner Lot in Circle C North!

Welcome to this beautifully maintained, one-story home in the highly sought-after Circle C North neighborhood. Situated on a spacious corner lot, this property stands out with lush St. Augustine grass, mature landscaping, and classic limestone curb appeal. Inside, youâ€™ll find four true bedrooms offering plenty of space for guests, hobbies, or working from home. The open floor plan is functional and inviting, perfect for both everyday living and entertaining. Step outside to enjoy a spacious back porch, ideal for relaxing or hosting weekend get-togethers. A handy shed provides extra storage for tools, bikes, or backyard gear.

Living here means access to some of the best neighborhood amenities in South Austin, including an Olympic-size heated pool at the Circle C Swim Center, complete with a toddler pool, sport court, and sand volleyball. Whether you're a swimmer, a sun-seeker, or just looking for a tight-knit community, this neighborhood has something for everyone.

Built in 1994

## Essential Information

MLS® #	8474312
Price	\$595,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,015
Acres	0.21
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	None
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### **Community Information**

Address	9134 Edwardson Ln
Area	SWW
Subdivision	Circle C Ranch Ph A Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78749

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Clubhouse, Community Mailbox, Playground, Park, Pool, Sidewalks
Parking	Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven, Dishwasher, Gas Cooktop, Disposal
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Corner Lot, Landscaped, Level, Sprinklers Automatic
Roof	Shingle
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Kiker
Middle	Gorzycki
High	Bowie

### **Additional Information**

Date Listed	June 19th, 2025
Days on Website	117
Days on Market	115
HOA Fees	467
HOA Fees Freq.	Semi-Annually

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