# \$498,000 - 625 Leger Way, Edmonton

MLS® #E4442595

#### \$498,000

2 Bedroom, 2.00 Bathroom, 1,154 sqft Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Brass III is a very desirable builder and this home is no exception! A mid sized building with only 60 units is nestled amongst lovely family homes. Amazing quality throughout. Original owner. Minutes to the Terwillegar Rec Center , shopping, schools, services. Easy access to the Henday and Whitemud. 2 underground tandem parking stalls and extra storage. Upgraded everything in this home hardwood floors, stainless appliances, gorgeous trendy light fixtures and granite. The large corner windows provide awesome light.

A huge deck with downtown views where on a clear day you can see forever!!! Two spacious bedrooms and 2 full sized beautifully appointed bathrooms. Ensuite has soaker tub and walk in glass shower. Main bath has an oversized glass walk in shower. Living room is spacious enough to hold your current furniture and a large dining room table to host the entire family! Stall 83 is tandem with storage and is adjacent to the parkade entrance. Pets with board approval.







Built in 2015

#### **Essential Information**

| MLS® #   | E4442595  |
|----------|-----------|
| Price    | \$498,000 |
| Bedrooms | 2         |

| Bathrooms      | 2.00                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,154                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

| Address     | 625 Leger Way |
|-------------|---------------|
| Area        | Edmonton      |
| Subdivision | Leger         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6R 0W4       |

## Amenities

| Amenities      | Secured Parking, Security Door |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Tandem, Underground            |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood |
|                   | Fan, Stove-Electric, Washer  |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

| Exterior          | Wood, Stone, Stucco   |
|-------------------|---|
| Exterior Features | Landscaped, Public Swimming Pool, Public Transportation, Schools, |
|                   | Shopping Nearby, Ski Hill Nearby, View City, View Downtown        |
| Roof              | Tar & Gravel  |

| Construction | Wood, Stone, Stucco |
|--------------|---------------------|
| Foundation   | Concrete Perimeter  |

#### **Additional Information**

| Date Listed    | June 16th, 2025 |
|----------------|-----------------|
| Days on Market | 1               |
| Zoning         | Zone 14         |
| Condo Fee      | \$413           |

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Listing information last updated on June 17th, 2025 at 1:02am MDT