

## \$399,800 - N/A, Edmonton

MLS® #E4458679

**\$399,800**

3 Bedroom, 2.50 Bathroom, 1,284 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Discover this charming half duplex in the desirable community of Leger, just a short walk to the Terwillegar Rec Centre. Built in 2007, this 2-storey home has been freshly painted and updated with new flooring. The main floor offers a welcoming living room with a natural gas fireplace, a modern kitchen with stainless steel appliances, dining area with access to the deck, a 2-pc powder room, and a large fenced, landscaped backyard—ideal for kids and entertaining. Upstairs features 3 bedrooms, including a primary with 3-pc ensuite, plus a 4-pc main bath. The fully finished basement provides a spacious rec room for family activities or relaxation. Move-in ready with style and comfort in a prime location!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458679  |
| Price          | \$399,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,284     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2007          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Leger    |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6R 0C3  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                             |
| Fireplace         | Yes                                                   |
| Fireplaces        | Glass Door, Tile Surround                             |
| Stories           | 3                                                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Finished                                        |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
|-------------|----------------------|

Days on Market 6

Zoning Zone 14

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