

## \$498,000 - 413 625 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.

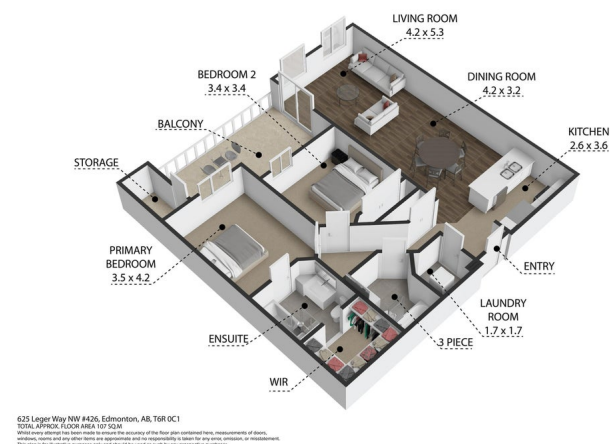
Built in 2015

### 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
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	413 625 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	4
Zoning	Zone 14
Condo Fee	\$413

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 2:47am MDT