# \$429,900 - 413 625 Leger Way, Edmonton

MLS® #E4442595

#### \$429,900

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!!! Gas BBQ hookup. 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 \$429,900

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 & T

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 18

Zoning Zone 14

Condo Fee \$413

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