

## \$355,000 - 4 1730 Leger Gate, Edmonton

MLS® #E4446107

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,215 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

### STYLE, SPACE & LOCATION IN LEGER!

Tucked into the sought-after Westhill on Whitemud Oaks community, this well-kept 2-STOREY HALF-DUPLEX delivers comfort and convenience in one of Edmonton's best-connected neighbourhoods. The main floor features an OPEN-CONCEPT layout with hardwood floors, a spacious dining area, and a modern kitchen with MAPLE CABINETS, GRANITE ISLAND, SLEEK BLACK APPLIANCES, and tile backsplash. You'll also find a handy 2PC BATH and access to the ATTACHED SINGLE GARAGE. Step through sliding patio doors to your PRIVATE, FULLY FENCED YARD with DECK—perfect for relaxing or entertaining. CENTRAL A/C keeps the home cool and comfortable all summer long. Upstairs, enjoy 3 LARGE BEDROOMS including a primary with 3PC ENSUITE and WALK-IN CLOSET. The wide open, UNFINISHED BASEMENT is ready for your ideas. LOW-MAINTENANCE LIVING in a quiet, well-managed complex close to Terwillegar Rec Centre, schools, shopping, transit and all amenities.

Built in 2009

### Essential Information

MLS® # E4446107

Price \$355,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,215             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 1730 Leger Gate |
| Area        | Edmonton          |
| Subdivision | Leger             |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0R3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 14        |
| Condo Fee      | \$332          |

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 July 12th, 2025 at 3:02am MDT