

## \$610,000 - 618 Layton Court, Edmonton

MLS® #E4449342

**\$610,000**

4 Bedroom, 2.00 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

This 1700 sq ft, 4 bedroom home has been professionally renovated and designed. Upon entering; you're greeted with rustic wide-plank vinyl floors, a stunning stain-grade railing, and an open and bright living area w/ new light fixtures. The classy kitchen encompasses tons of cabinet and counterspace; including a floor-to-ceiling pantry, an island with dual waterfalls, a breakfast bar, stainless steel appliances, pot lights, and a subway tile backsplash. The main level is finished off with a large living room, with gas F/P, 3 large bedrooms, and a beautiful 3 pc. main bath featuring a custom tile shower with rain showerhead and wand. The massive and private primary bedroom can be found on the upper level, offering a Walk-in closet and 3 pc ensuite w/ a jetted jacuzzi tub/shower. The unspoiled basement is ready for your custom design. This home has a fully -fenced yard, deck, A/C and is situated steps away from the TRAIL-SYSTEM leading to the Whitemud Ravine. Close to shopping, schools, and green space.

Built in 2001

### Essential Information

MLS® # E4449342

Price \$610,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,798                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 618 Layton Court |
| Area        | Edmonton         |
| Subdivision | Leger            |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 2S9          |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached                                                       |

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                10

Zoning                            Zone 14

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