

## \$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 backyardâ€”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
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Days on Market 2

Zoning Zone 14

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