

# \$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

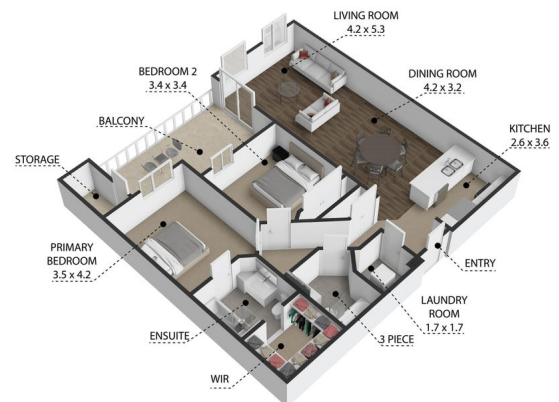
Leger, Edmonton, AB

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



425 Leger Way NW #426, Edmonton, AB, T6R 0C1  
TOTAL APPROX. FLOOR AREA 107 SQ.M.  
Measurements were taken from the exterior of the floor plate and do not include the area of the balcony, stairs, closets, and other areas. Measurements are for informational purposes only and should be used as such by the prospective purchaser.

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 12  
Zoning Zone 14  
Condo Fee \$413

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Listing information last updated on June 28th, 2025 at 4:32am MDT