

**\$498,000**

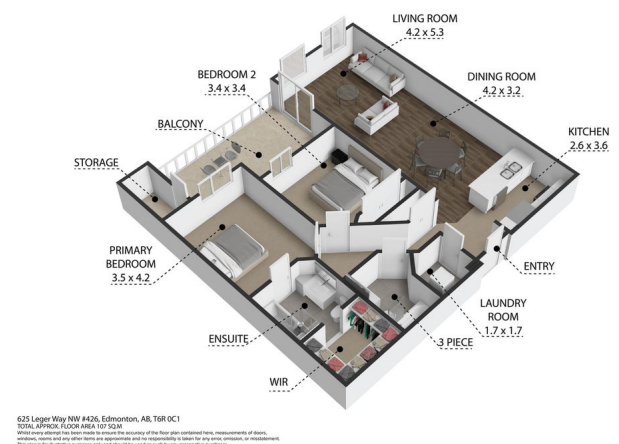
Leger, Edmonton, AB

A huge deck with downtown views where on a clear day you can see forever!!! 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    | \$498,000 |
| Bedrooms | 2         |



625 Leger Way NW #426, Edmonton, AB, T6R 0C1  
TOTAL APPROX. FLOOR AREA 107 SQ.M  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.

|                |                        |
|----------------|------------------------|
| 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 | 3               |
| Zoning         | Zone 14         |
| Condo Fee      | \$413           |

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Listing information last updated on June 19th, 2025 at 5:32pm MDT