

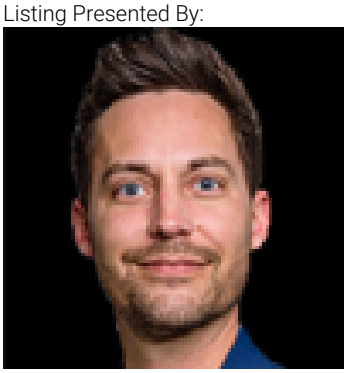
Edmonton Alberta

$489,880

Discover exceptional value, space and lifestyle in the sought-after community of Leger! This beautifully appointed 1,442.98 sq. ft. half duplex offers 3 bedrooms, 3.1 bathrooms and a double attached garage. The bright, open-concept main floor features rich hardwood flooring, granite countertops, expansive windows and a spacious living area, complemented by a generous laundry/mudroom. Upstairs, enjoy an inviting loft/den, a spacious primary suite with 4-piece ensuite, two additional bedrooms and a 4-piece main bathroom. The fully developed basement offers a 3-piece bathroom and an expansive recreation room with endless possibilities. Step outside to your own backyard oasis featuring an impressive deck, outdoor bar, lighting, BBQ area and charming water pond. Enjoy added peace of mind with a brand-new roof featuring Stormtite Synthetic Underlayment and Storm Shield Ice & Water Shield beneath the Shingles, providing enhanced protection against moisture, along with an additional third line of defence. (id:6769)

Recreation room 6.73 m X 4.27 m
Living room 3.97 m X 3.63 m
Dining room 3.4 m X 2.95 m
Kitchen 3.08 m X 3.05 m
Family room 4.24 m X 2.71 m
Primary Bedroom 3.89 m X 3.54 m
Bedroom 2 3.45 m X 3.17 m
Bedroom 3 3.47 m X 3.15 m

Listing Presented By:



Originally Listed by:
Century 21 Leading

https://sydia-newmanhenry.c21.ca/

REMAX Excellence

201, 5607-199 Street, Edmonton, Alberta,

Phone: 780-984-9399
Fax:
steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.