

## \$425,000 - 409 625 Leger Way, Edmonton

MLS® #E4459207

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,180 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

SIMPLY ELEGANT! Walk up to the main entrance and marvel at the impressive landscaping with flowers as long as nature allows! Be impressed by the quality of the entrance foyer - both furniture and artwork. Central elevator and up you go to the top floor - soaring 9'ceilings, impressive unit doors set in to define your singularity. Enter to sunlight, to openness...with definition. In to the ideal kitchen w/sparkling porcelain white flooring, & quartz counters . The feature divider between the living & dining succeeds without separation - intriguing & unique. Primary suite boasts a deep & long bath w/separate glass shower plus an attached HUGE W/I closet/dressing room. A seating area & eating area are both easily handled by the sunny southwest-facing deck with a view of the neighbourhood. Just an easy walk to the Recreation Centre & schools, as well as the main bus centre.Large enough for house-like living - ideal storage, quality finishing, friendly neighbours, a HOME to love!

Built in 2015

### Essential Information

MLS® # E4459207

Price \$425,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 409 625 Leger Way |
| Area        | Edmonton          |
| Subdivision | Leger             |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0W4           |

### Amenities

|                |                                                                                                                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                    |
| Parking        | Heated, Underground                                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Wall Mount                                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                               |
| Stories           | 4                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | None, No Basement                                                                                                                                               |

**Exterior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Stucco                                                                                      |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | SBS Roofing System                                                                                                     |
| Construction      | Wood, Fiber Cement, Stone, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 14              |
| Condo Fee      | \$438                |

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Listing information last updated on October 2nd, 2025 at 7:17am MDT