

## **\$355,000 - 4 1730 Leger Gate, Edmonton**

MLS® #E4446107

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,215 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

### **STYLE, SPACE & LOCATION IN LEGER!**

Tucked into the sought-after Westhill on Whitemud Oaks community, this well-kept 2-STOREY HALF-DUPLEX delivers comfort and convenience in one of Edmonton's best-connected neighbourhoods. The main floor features an OPEN-CONCEPT layout with hardwood floors, a spacious dining area, and a modern kitchen with MAPLE CABINETS, GRANITE ISLAND, SLEEK BLACK APPLIANCES, and tile backsplash. You'll also find a handy 2PC BATH and access to the ATTACHED SINGLE GARAGE. Step through sliding patio doors to your PRIVATE, FULLY FENCED YARD with DECK—perfect for relaxing or entertaining. CENTRAL A/C keeps the home cool and comfortable all summer long. Upstairs, enjoy 3 LARGE BEDROOMS including a primary with 3PC ENSUITE and WALK-IN CLOSET. The wide open, UNFINISHED BASEMENT is ready for your ideas. LOW-MAINTENANCE LIVING in a quiet, well-managed complex close to Terwillegar Rec Centre, schools, shopping, transit and all amenities.

Built in 2009

### **Essential Information**

MLS® # E4446107

Price \$355,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4 1730 Leger Gate
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R3

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	8
Zoning	Zone 14
Condo Fee	\$332

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