

\$324,900 - 3 303 Leger Way, Edmonton

MLS® #E4461184

\$324,900

3 Bedroom, 3.00 Bathroom, 1,145 sqft
Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Bright, functional, and move-in ready, this 3-bedroom, 3-bath bi-level townhouse in Leger is perfect for families and investors alike. Natural light fills the open living and dining area with vaulted ceilings, creating a warm and inviting atmosphere. The modern kitchen features maple cabinetry, stainless steel appliances, a corner pantry, and a spacious peninsula island ideal for entertaining. The primary suite includes a walk-in closet and private ensuite, while the second bedroom and full bath complete the main level. Downstairs, the bright bi-level basement offers a second living room, an additional bedroom, full bath, and laundry with ample storage. Step outside to enjoy a private west-facing patio and maintenance-free yard, included in condo fees, plus a double attached insulated garage with a drain and taps for year-round comfort. Ideally located near Terwillegar Rec Centre, schools, parks, and shopping, this home blends modern living with unmatched convenience.

Built in 1999

Essential Information

MLS® #	E4461184
Price	\$324,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,145
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	3 303 Leger Way
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X5

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	George H. Luck School
Middle	Riverbend School
High	Lillian Osborne School

Additional Information

Date Listed	October 7th, 2025
Days on Market	38
Zoning	Zone 14
Condo Fee	\$458

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