

## \$425,000 - 413 625 Leger Way, Edmonton

MLS® #E4463144

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Experience luxury living at Brass III The Leger in the desirable Riverbend. This top-floor unit offers city views, showcasing craftsmanship & a well functioning floorplan. The bright, open layout features 9 ft ceilings, engineered hardwood, granite countertops, S/S appliances, maple shaker cabinets & an island w/eating bar. Living area will accommodate most furniture arrangements. Bedrooms are on opposite ends for privacy. The spacious primary suite includes a walk-in closet w/built-ins and a 4pc ensuite w/soaker tub & glass shower. 2nd bedroom for guest stays or home office/hobby studio. 3pc bathroom w/matching finishing palette. Enjoy the balcony for evening bbqs, central A/C, in-suite laundry. Double tandem underground parking stalls w/storage. Well managed complex w/healthy reserve fund. Pet-friendly & ideally located near Terwillegar Rec Centre, schools, parks & all servicing amenities. This residence combines elegance, comfort & convenience in one of Edmonton's most sought-after communities.

Built in 2015

### Essential Information

MLS® # E4463144

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,138                  |
| 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      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Parking-Visitor |
| Parking Spaces | 2                                                                            |
| Parking        | Underground                                                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Playground Nearby, Public Swimming Pool, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | See Remarks                                           |
| Construction | Wood, Stone, Stucco                                   |
| Foundation   | Slab                                                  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | George Luck/ArchJ MacNeil |
| Middle     | Riverbend/ArchJ MacNeil   |
| High       | Lillian Osborne/Mother MM |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$441              |

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Listing information last updated on November 3rd, 2025 at 6:17pm MST