

## \$334,900 - 3 303 Leger Way, Edmonton

MLS® #E4461184

**\$334,900**

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

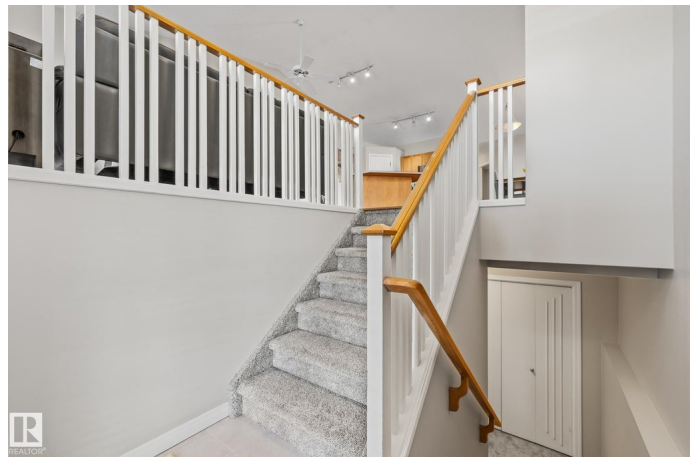
Leger, Edmonton, AB

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	\$334,900
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	1
Zoning	Zone 14
Condo Fee	\$458

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Listing information last updated on October 8th, 2025 at 1:32am MDT