

## \$615,000 - 45 18343 Lessard Road, Edmonton

MLS® #E4416506

**\$615,000**

2 Bedroom, 2.00 Bathroom, 1,894 sqft  
Condo / Townhouse on 0.00 Acres

Donsdale, Edmonton, AB

Touchmark at Wedgewood! Welcome to your spacious, barrier free entry 1894 sqft bungalow that affords you all the comforts of a modern home combined with all the privileges of a friendly, well-planned adult gated community. Enjoy a private life or a social one, home cooking or restaurant-style dining itâ€™s your choice. Access to community activities is all included! Touchmark handles all the lawn and snow removal, gardening maintenance and as well, watch your home while you are away on vacation. Your home is located within a beautifully landscaped gated community with nature trails and water features. You are only steps away from the Grande and across the street from shopping. You have the added assurance of emergency 24-hour health care personnel in the Grande. This stunning open concept 2-bed plus den home has high end appointed features such as hardwood, granite counters, gas fireplace and central AC, and double garage. This is an amazing adult community!

Built in 2006

### Essential Information

MLS® #	E4416506
Price	\$615,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,894
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### **Community Information**

Address	45 18343 Lessard Road
Area	Edmonton
Subdivision	Donsdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0A2

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Gated Community, Golf Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      December 21st, 2024  
Days on Market                177  
Zoning                              Zone 20  
Condo Fee                        \$959

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