

## \$579,000 - 536 Leger Way, Edmonton

MLS® #E4455751

**\$579,000**

4 Bedroom, 3.00 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Stylish, Spacious & Spotless in Leger! This beautifully updated bi-level offers over 2,400 sq ft of functional living in one of SW Edmonton's most desirable communities. Featuring 4 bedrooms, 3 full baths, and a unique layout with separate front and rear access to the lower level. The kitchen boasts maple cabinets, walk-in pantry, and a massive island with raised eating bar. Enjoy the open-concept living room with cozy gas fireplace and versatile formal dining/flex area. The main floor also includes a full bath and bedroom, while the upper level hosts a private primary suite with walk-in closet and stunning renovated ensuite. Downstairs you'll find a huge family room, 2 more bedrooms, full bath, and laundry/storage. Oversized garage, two-tier deck, and walking distance to schools, Terwillegar Rec Centre, parks, and transit. Updates include roof (2023), furnace (2020), 2 hot water tanks, and fresh paint. Move-in ready with room for everyone!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455751  |
| Price     | \$579,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,435                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 536 Leger Way |
| Area        | Edmonton      |
| Subdivision | Leger         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6R 3T5       |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double 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                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | See Remarks                                                                                                                 |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 59                  |
| Zoning         | Zone 14             |

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Listing information last updated on November 1st, 2025 at 10:02am MDT