

## \$599,000 - 536 Leger Way, Edmonton

MLS® #E4455751

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

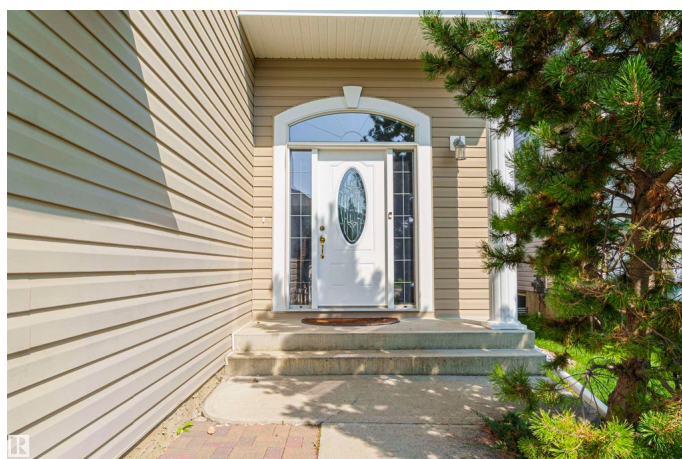
Leger, Edmonton, AB

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	\$599,000
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        2  
Zoning                    Zone 14

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Listing information last updated on September 5th, 2025 at 9:48am MDT