

## \$324,900 - 3 303 Leger Way, Edmonton

MLS® #E4461184

**\$324,900**

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

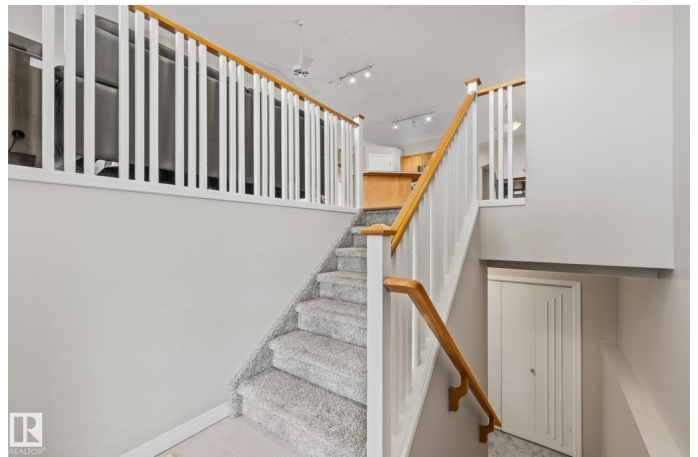
Leger, Edmonton, AB

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    | \$324,900 |
| 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 | 39                |
| Zoning         | Zone 14           |
| Condo Fee      | \$458             |

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Listing information last updated on November 15th, 2025 at 4:17am MST