

## **\$479,000 - 2355 Lemieux Place, Edmonton**

MLS® #E4437937

**\$479,000**

3 Bedroom, 3.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

LOCATION, LOCATION, LOCATION! NO Condo Fees! Beautiful Half Duplex with DOUBLE Garage, tucked away on a quiet crescent in the highly desirable community of Leger. The main floor offers a bright and spacious open-concept layout, featuring a large living room, a well-equipped kitchen includes an island with granite counter top and ample cabinetry, and convenient main floor laundry. Upstairs, enjoy a cozy bonus room/den, a generous primary suite with walk-in closet and full ensuite, plus two additional bedrooms and a Main bathroom. The fully finished basement includes a spacious rec room and another full bathâ€”perfect for teens, guests, or roommates. The massive backyard is ideal for outdoor living. Unbeatable locationâ€”close to Terwillegar Rec Centre, schools, transit, shopping, river valley trails, and with quick access to Whitemud Drive, Terwillegar Drive, and Anthony Henday.

Built in 2009

### **Essential Information**

MLS® #	E4437937
Price	\$479,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2355 Lemieux Place
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0C3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 22nd, 2025  
Days on Market      117  
Zoning                Zone 14

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