

## \$359,998 - 20 1730 Leger Gate Gate, Edmonton

MLS® #E4457519

**\$359,998**

3 Bedroom, 2.50 Bathroom, 1,282 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Welcome to this beautiful three bedroom, two and a half bathroom home with a front attached garage. It is just a two minute walk from Terwillegar Recreation Centre and some of Edmonton's best schools. The main floor features hardwood and tile flooring throughout. The open concept kitchen includes a breakfast bar, granite countertops, and a spacious dining area with patio doors that lead to a private backyard deck. The living room is bright and welcoming with a gas fireplace and large windows that bring in plenty of natural light. Upstairs you will find two oversized bedrooms, a four piece bathroom, and a primary bedroom with an ensuite shower and generous closet space. The basement is unfinished and ready for your personal touch. This home is located in the prestigious community of Leger which offers walking trails, parks, easy highway access, and is only a short fifteen minute drive to downtown Edmonton.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457519  |
| Price     | \$359,998 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,282             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 20 1730 Leger Gate Gate |
| Area        | Edmonton                |
| Subdivision | Leger                   |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0R3                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025  
Days on Market                12  
Zoning                              Zone 14  
Condo Fee                        \$332

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