

## **\$719,900 - 38 18343 Lessard Road, Edmonton**

MLS® #E4419982

**\$719,900**

4 Bedroom, 3.00 Bathroom, 2,031 sqft

Condo / Townhouse on 0.00 Acres

Donsdale, Edmonton, AB

Welcome home to this 55+ GATED community where you can embrace the full life you deserve. This 2,030 sqft bungalow blends modern comforts with the benefits of a well-planned adult community. Participate in daily activities or enjoy a private lifestyle while Touchmark handles lawn care, snow removal, assisted maintenance, 24-hour on-site emergency health care, and home watch during vacations. Transitioning to assisted living is seamless with support readily available. WHEELCHAIR ACCESSIBLE front and garage entries, a spacious primary bedroom with an ensuite shower designed for easy wheelchair access. The main floor includes an elegant living room with large windows, dining room, breakfast nook, a well-laid-out kitchen, den and 2nd Bdrm, The finished basement offers 2 add'l bdrms, a full bath, family room, and 2 hobby rooms. Features include hardwood floors, stainless steel appliances, gas fireplace, AC, heated garage, and a maintenance free deck. Assessed at \$827,000, this home offers incredible value.

Built in 2006

### **Essential Information**

MLS® # E4419982

Price \$719,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,031
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### **Community Information**

Address	38 18343 Lessard Road
Area	Edmonton
Subdivision	Donsdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0A2

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
----------	---------------------

Exterior Features	Gated Community, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	88
Zoning	Zone 20
Condo Fee	\$923

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:02pm MDT