

## \$325,900 - 29 1730 Leger Gate, Edmonton

MLS® #E4446117

**\$325,900**

2 Bedroom, 2.50 Bathroom, 1,174 sqft

Condo / Townhouse on 0.00 Acres

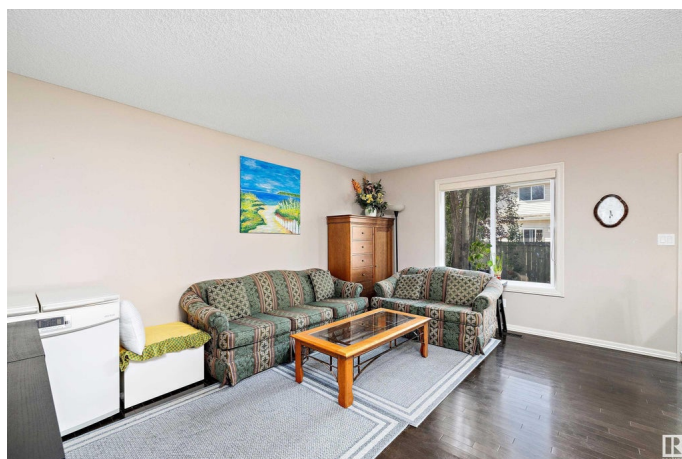
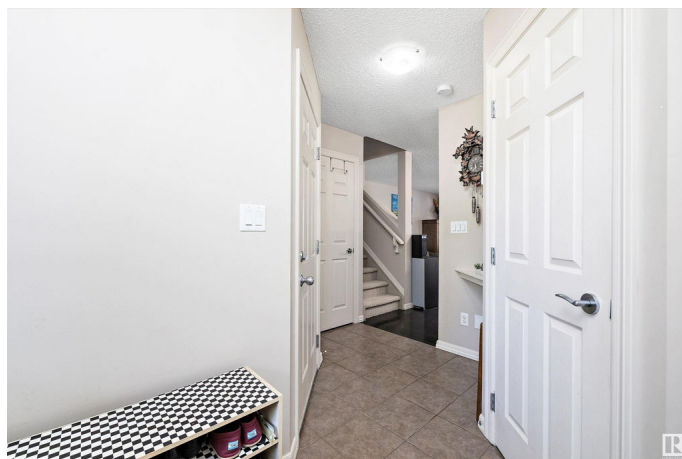
Leger, Edmonton, AB

Amazing home located in Leger! Beautiful 2 storey half duplex located on a quiet cul de sac. This home features 2 bedroom, 2 1/2 bath. Spacious OPEN CONCEPT layout, beautiful kitchen with granite island and ample counter space, stainless steel appliances, hardwood and tile flooring. The upper level offers a huge master suite with walk in closet and 4 pce ensuite with luxurious soaker tub, bright and spacious 2nd bedroom (with walk in closet) , tons of storage, plenty of windows throughout, and a private deck overlooking the fully fenced yard. Perfect for families, and professionals! Walking distance to parks and playgrounds, neighbourhood schools, Booster Juice Recreation Centre, public transportation, and endless amenities.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446117  |
| Price          | \$325,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,174     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2009              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 29 1730 Leger Gate |
| Area        | Edmonton           |
| Subdivision | Leger              |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0R3            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single 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                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                        |
| Exterior Features | Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 28             |

|           |         |
|-----------|---------|
| Zoning    | Zone 14 |
| Condo Fee | \$332   |

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Listing information last updated on August 2nd, 2025 at 12:32pm MDT