

## \$629,000 - 619 Layton Court, Edmonton

MLS® #E4449679

**\$629,000**

6 Bedroom, 3.00 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Stunning! Well maintained Bi-Level in the nice and quiet neighborhood of Leger. FORMER SHOW HOME & Original Owner Home. This beautiful home features 6 bedrooms and 3 full bathrooms with fully finished WALK OUT BASEMENT. Main floor has a huge living room, formal dining area with hard wood flooring. The kitchen has granite counter tops, stainless steel appliances and a corner pantry. There is a breakfast nook leading to the a good size deck perfect for barbecuing. Family room is spacious with a nice fireplace that makes it feel warm and cozy on winter time. There are also 3 bedrooms and a 4 pcs bath on the main floor. The primary bedroom is in the upper floor with walk in closet and 4 pcs bathroom with jacuzzi. The walk out basement is finished with 2 more bedrooms and 4 pcs bathroom, a large living room, laundry room and storage area. The property is fenced with beautiful land scaping. Close to schools, shopping, Terwillegar Rec Center, playground, walking trail & public transportation. Move in Ready!!!

Built in 1999

### Essential Information

MLS® # E4449679

Price \$629,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,808                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 619 Layton Court |
| Area        | Edmonton         |
| Subdivision | Leger            |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 2S9          |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Walkout Basement |
| Parking   | Double 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                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                      |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Archbishop Joseph MacNiel |
| Middle     | Archbishop Joseph MacNiel |
| High       | Mother Margaret Mary      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 14         |

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Listing information last updated on August 1st, 2025 at 7:32pm MDT