

## \$364,900 - 1730 Leger Gate Gate, Edmonton

MLS® #E4440245

**\$364,900**

3 Bedroom, 3.50 Bathroom, 1,273 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Welcome to Westhill on Whitemud Oaks! This well maintained turn key 2-storey half-duplex condo offers comfort, convenience and a prime location with easy access to transit, schools, rec centre, and all major amenities.

The open-concept main floor features a spacious kitchen with maple cabinetry, tile backsplash and an island with eating bar, plus a dining area & cozy living room with a corner gas fireplace. A 2pc bath and access to the attached single garage add everyday ease. Sliding patio doors lead to a fenced backyard with a deck for your own private retreat.

Upstairs, you'll find 3 generous bedrooms, including a bright primary suite with a 3pc ensuite, plus a 4pc family bath. The fully developed basement adds extra flexibility with a large rec room, additional full bath and plenty of storage. Stylish, functional & well-located - this home has it all!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440245  |
| Price      | \$364,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,273             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | George H. Luck School  |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 14        |
| Condo Fee      | \$325          |

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Listing information last updated on June 16th, 2025 at 3:17am MDT