

## \$568,000 - 1017 Leger Boulevard, Edmonton

MLS® #E4463458

**\$568,000**

4 Bedroom, 3.50 Bathroom, 1,623 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Beautiful, bright & cheery family home in highly sought after neighborhood in Whitemud Oaks / Leger. Only steps to a beautiful neighborhood park, schools, shopping and public transportation. A great opportunity for a young family. Fantastic open kitchen with granite counters, spacious pantry, vaulted ceilings in kitchen and nook, patio doors opening onto a very large maintenance-free deck overlooking the south facing back yard, with trees for added privacy. Underground sprinkler system as well. Upstairs are 3 spacious bedrooms including the Primary with a beautiful ensuite and walk-in closet. The basement is fully finished with a rec room, office/bedroom and 3 piece ensuite bath. NOTE: New roof 2022, New high-efficiency central AC in 2024 with 10 year warranty, custom window coverings, granite counters in kitchen & all bathrooms, Large park within steps, same for public transportation, 3 schools within walking distance, as well as the Rec Centre and large shopping complex with major services.

Built in 2001

### Essential Information

MLS® # E4463458

Price \$568,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,623                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1017 Leger Boulevard |
| Area        | Edmonton             |
| Subdivision | Leger                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 2T1              |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached, Front Drive Access, Insulated         |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, 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, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Stucco                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                          |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Archbishop Joseph McNeil |
| High       | Lilian Osborne           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 14            |

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Listing information last updated on November 1st, 2025 at 11:32am MDT