

\$600,000 - 1253 Latta Crescent, Edmonton

MLS® #E4466375

\$600,000

4 Bedroom, 3.50 Bathroom, 2,071 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Welcome to this beautifully maintained 2,071 sq ft 4 Bed 3.5 bath Landmark-built home in the heart of LEGER. The timeless floor plan offers a Bright, Open layout with a South-facing yard, filling the home with light through Skylights in the eating nook & great room. Youâ€™ll love the warm hardwood floors, fireplace & spacious formal dining area. The kitchen features maple cabinetry, Stainless Appliances & plenty of prep & storage space. Upstairs, the primary suite includes a walk-in closet and a 5-piece ensuite with separate shower. Two Large bedrooms, a full Bath, and a large bonus room with 9â€™ ceilings complete the upper level. The home offers a FULLY finished basement (with permits) 1 Bedroom, Full Bath, Rec room & lots of Storage. Notable updates include a newer HOT water tank, AND newer ROOF (approx. 3 years old). Additional features include main floor laundry, nicely landscaped yard with deck, and Double Attached garage. Located on a quiet street in one of SW Edmontonâ€™s most desirable neighbourhoods

Built in 2005

Essential Information

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Price \$600,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,071
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1253 Latta Crescent
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3P6

Amenities

Amenities	On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, 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, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 21st, 2025
Zoning	Zone 14

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