

## \$364,900 - 18 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	18 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	31
Zoning	Zone 14
Condo Fee	\$325

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