

\$428,900 - 404 625 Leger Way, Edmonton

MLS® #E4459707

\$428,900

2 Bedroom, 2.00 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Welcome to The Leger / Brass III – a stylish top-floor condo offering 1,206 sq.ft. of open living space with soaring 9'™ ceilings and an abundance of natural light. This beautifully designed home features a modern kitchen with quartz counters and island seating, flowing seamlessly into the spacious dining and living areas. Step onto your balcony to enjoy sunshine and park views. The primary suite impresses with a large walk-in closet and a spa-inspired ensuite with soaker tub and glass shower. A second bedroom and full bath provide versatility for guests or a home office. In-suite laundry, Hunter Douglas Blinds, Central Air Conditioning, heated underground parking, and a storage cage add everyday convenience. This well-managed building includes visitor parking, security, and a welcoming community feel. Located just steps from the Terwillegar Rec Centre, schools, shopping, and major transit. Pet-friendly with board approval. A perfect blend of comfort and convenience in the heart of Leger!

Built in 2015

Essential Information

MLS® # E4459707

Price \$428,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	404 625 Leger Way
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W4

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Fiber Cement, Stone, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	SBS Roofing System
Construction	Wood, Fiber Cement, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 25th, 2025
Days on Market	25
Zoning	Zone 14
Condo Fee	\$435

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 2:47pm MDT