

## \$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!

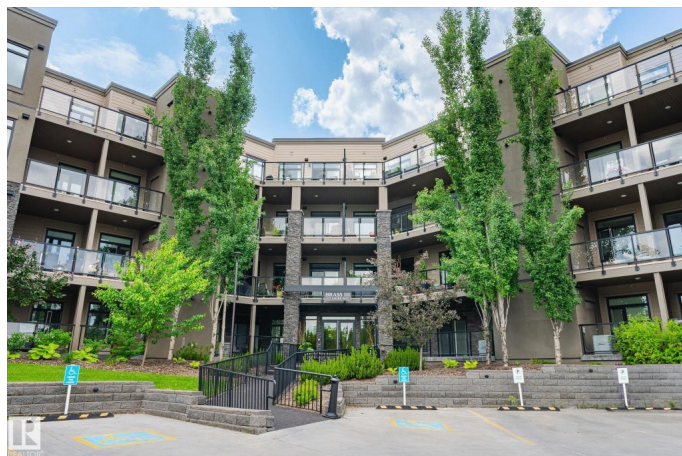
Built in 2015

### 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 | 11                   |
| Zoning         | Zone 14              |
| Condo Fee      | \$435                |

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Listing information last updated on October 6th, 2025 at 1:18pm MDT