

## \$479,000 - 2355 Lemieux Place, Edmonton

MLS® #E4437937

**\$479,000**

3 Bedroom, 3.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

LOCATION, LOCATION, LOCATION! NO Condo Fees! Beautiful Half Duplex with DOUBLE Garage, tucked away on a quiet crescent in the highly desirable community of Leger. The main floor offers a bright and spacious open-concept layout, featuring a large living room, a well-equipped kitchen includes an island with granite counter top and ample cabinetry, and convenient main floor laundry. Upstairs, enjoy a cozy bonus room/den, a generous primary suite with walk-in closet and full ensuite, plus two additional bedrooms and a Main bathroom. The fully finished basement includes a spacious rec room and another full bath—perfect for teens, guests, or roommates. The massive backyard is ideal for outdoor living. Unbeatable location—close to Terwillegar Rec Centre, schools, transit, shopping, river valley trails, and with quick access to Whitemud Drive, Terwillegar Drive, and Anthony Henday.

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437937  |
| Price     | \$479,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,424         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2355 Lemieux Place |
| Area        | Edmonton           |
| Subdivision | Leger              |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0C3            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

Date Listed            May 22nd, 2025  
Days on Market      119  
Zoning                Zone 14

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