

\$425,000 - 413 625 Leger Way, Edmonton

MLS® #E4463144

\$425,000

2 Bedroom, 2.00 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Experience luxury living at Brass III The Leger in the desirable Riverbend. This top-floor unit offers city views, showcasing craftsmanship & a well functioning floorplan. The bright, open layout features 9 ft ceilings, engineered hardwood, granite countertops, S/S appliances, maple shaker cabinets & an island w/eating bar. Living area will accommodate most furniture arrangements. Bedrooms are on opposite ends for privacy. The spacious primary suite includes a walk-in closet w/built-ins and a 4pc ensuite w/soaker tub & glass shower. 2nd bedroom for guest stays or home office/hobby studio. 3pc bathroom w/matching finishing palette. Enjoy the balcony for evening bbqs, central A/C, in-suite laundry. Double tandem underground parking stalls w/storage. Well managed complex w/healthy reserve fund. Pet-friendly & ideally located near Terwillegar Rec Centre, schools, parks & all servicing amenities. This residence combines elegance, comfort & convenience in one of Edmonton's most sought-after communities.

Built in 2015

Essential Information

MLS® # E4463144

Price \$425,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,138
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	413 625 Leger Way
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W4

Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Parking-Visitor
Parking Spaces	2
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	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, Stone, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	See Remarks
Construction	Wood, Stone, Stucco
Foundation	Slab

School Information

Elementary	George Luck/ArchJ MacNeil
Middle	Riverbend/ArchJ MacNeil
High	Lillian Osborne/Mother MM

Additional Information

Date Listed	October 22nd, 2025
Days on Market	6
Zoning	Zone 14
Condo Fee	\$441

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Listing information last updated on October 28th, 2025 at 8:17am MDT