

## \$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 31

Zoning Zone 14

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