

## **\$439,900 - 2311 Lemieux Place, Edmonton**

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MLS® #E4420892

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,269 sqft  
Single Family on 0.00 Acres

Leger, Edmonton, AB

This home is located in the desirable neighborhood of Leger in SW Edmonton. It features 3 large bedrooms , 3 full and 1 half washrooms , a finished basement with family room, kitchen cabinets and sink and ready for appliances. Upgrades include a granite counter on the kitchen island, a new hot water tank in 2024 and includes newer laundry appliances (2024). The open kitchen with island has stainless steel appliances and the main floor features oak flooring , ceramic tile and a cosy corner gas fireplace. No pet / no smoking home. Freshly painted. Single attached garage to keep your car cosy and an EV charging outlet. The yard is fully fenced and landscaped with a shed and vinyl deck to enjoy the outside. Close to Archbishop Joseph MacNeil Elementary/ Junior High School, Lillian Osborne High School, shopping, Leger Transit Centre ,the Anthony Henday and Whitemud Drive. This is the perfect first time home in a great neighborhood.



Built in 2007

### **Essential Information**

MLS® #	E4420892
Price	\$439,900
Bedrooms	3
Bathrooms	3.50

Full Baths 3  
 Half Baths 1  
 Square Footage 1,269  
 Acres 0.00  
 Year Built 2007  
 Type Single Family  
 Sub-Type Half Duplex  
 Style 2 Storey  
 Status Active

**Community Information**

Address 2311 Lemieux Place  
 Area Edmonton  
 Subdivision Leger  
 City Edmonton  
 County ALBERTA  
 Province AB  
 Postal Code T6R 0C2

**Amenities**

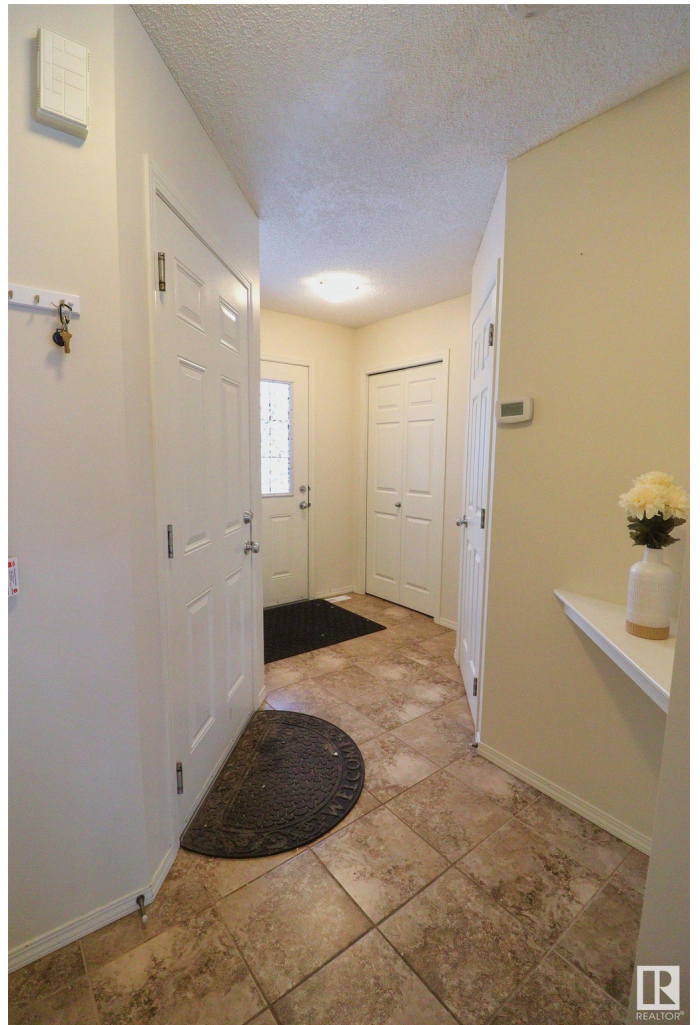
Amenities Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home  
 Parking Single Garage Attached

**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Water Softener, Window Coverings  
 Heating Forced Air-1, Natural Gas  
 Fireplace Yes  
 Fireplaces Glass Door, Mantel, Tile Surround  
 Stories 3  
 Has Basement Yes  
 Basement Full, Finished

**Exterior**

Exterior Wood, Stone, Vinyl





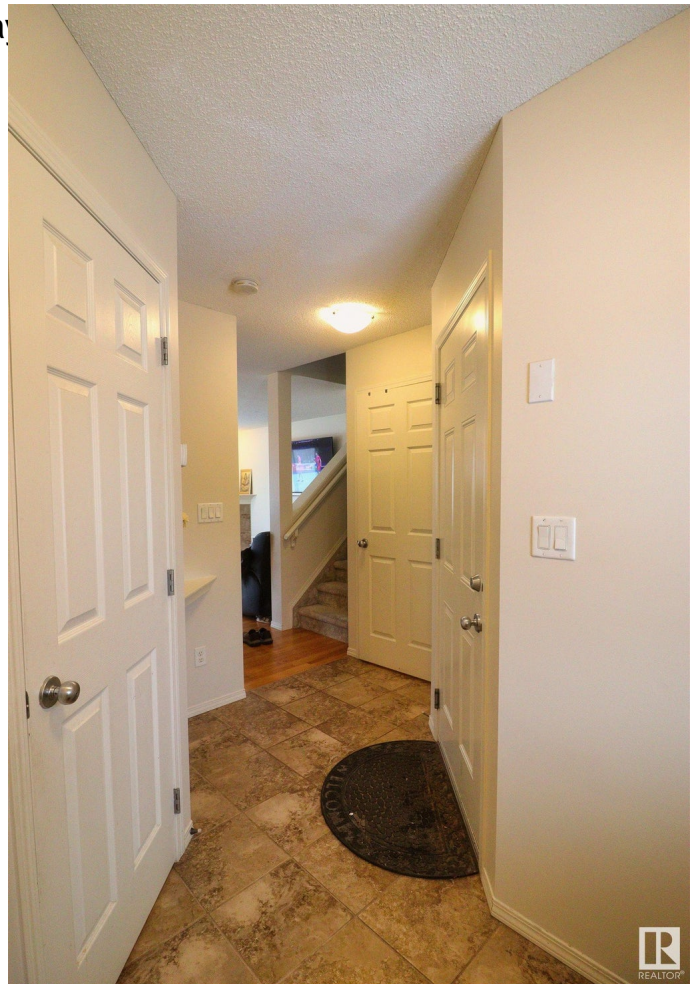
Exterior Features Fenced, Landscaped, Play  
Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Archbishop Joseph MacNeil  
Middle Archbishop Joseph MacNeil  
High Lilian Osborne High School

### Additional Information

Date Listed February 8th, 2025  
Days on Market 34  
Zoning Zone 14



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Listing information last updated on March 14th, 2025 at 7:47pm MDT