

## \$599,000 - 1404 Latta Court, Edmonton

MLS® #E4457125

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,452 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Your search stops here! This beautifully renovated bi-level in the prestigious community of Leger is truly move-in ready! With nearly 2,300 sq. ft. of living space, this home boasts modern updates, abundant natural light, and a smart layout. The main floor features a bright living room with a stone fireplace, a stylish kitchen with new cabinets, granite counters, & nook, plus two bedrooms, a den/dining (or 3rd bedroom), and full bath. Upstairs, the spacious primary suite offers a walk-in closet and luxurious ensuite with jacuzzi tub. The finished basement includes a large family room, additional bedroom, full bath, and plenty of storage. Outside, enjoy a huge corner lot with a newer deck, fire pit, large shed, and extra windows that keep the home bright. Not to mention a NEW ROOF (2024)! All this just steps to schools, parks, Terwillegar Rec Centre, trails, shopping, transit, and major routes. A one-of-a-kind property in an unbeatable location! Do not hesitate on this one! Exceptional value being offered!

Built in 2005

### Essential Information

MLS® # E4457125

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,452                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1404 Latta Court |
| Area        | Edmonton         |
| Subdivision | Leger            |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 3N2          |

### **Amenities**

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Crawl Space, Deck, Detectors Smoke, Hot Water<br>Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached                                                                         |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,<br>Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 4                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### **Exterior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground<br>Nearby, Public Swimming Pool, Public Transportation, Schools,<br>Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 14              |

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