

\$450,000 - 23 500 Lessard Drive, Edmonton

MLS® #E4442809

\$450,000

2 Bedroom, 2.00 Bathroom, 1,926 sqft

Condo / Townhouse on 0.00 Acres

Gariepy, Edmonton, AB

Nestled between parkland and the Edmonton Golf & Country Club, Lessard Village is a hidden gem of 48 garden homes overlooking the North Saskatchewan River. This private enclave features a seasonal heated pool, inner garden courtyard, and each unit enjoys a heated double garage, private courtyard entry, rear patio, skylights, cathedral ceilings, A/C, and fireplaces. This two-storey unit offers a bedroom on the main floor plus a spacious primary suite upstairs. It's an original, ready for your personal touch to bring it to the next level. Currently tenant-occupied, with a tenant who'd love to stay making this an ideal holding property until you're ready to move in and embrace a tranquil, low-maintenance lifestyle. No age restrictions and pets with board approval make this a very friendly and enjoyable place to call Home!

Built in 1981

Essential Information

MLS® #	E4442809
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,926
Acres	0.00



Year Built	1981
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	23 500 Lessard Drive
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1G1

Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Outdoor
Parking Spaces	2
Parking	Double Garage Attached
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Golf Nearby, Landscaped, Park/Reserve, Shopping Nearby, See Remarks
Roof	Asphalt Shingles, Clay Tile

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 17th, 2025
Days on Market	13
Zoning	Zone 20
Condo Fee	\$877

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