

## \$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 Natural Gas, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, 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 Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            September 10th, 2025

Days on Market      8

Zoning                 Zone 14

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