

## \$615,000 - 45 18343 Lessard Road, Edmonton

MLS® #E4416506

**\$615,000**

2 Bedroom, 2.00 Bathroom, 1,894 sqft  
Condo / Townhouse on 0.00 Acres

Donsdale, Edmonton, AB

Touchmark at Wedgewood! Welcome to your spacious, barrier free entry 1894 sqft bungalow that affords you all the comforts of a modern home combined with all the privileges of a friendly, well-planned adult gated community. Enjoy a private life or a social one, home cooking or restaurant-style dining it's your choice. Access to community activities is all included! Touchmark handles all the lawn and snow removal, gardening maintenance and as well, watch your home while you are away on vacation. Your home is located within a beautifully landscaped gated community with nature trails and water features. You are only steps away from the Grande and across the street from shopping. You have the added assurance of emergency 24-hour health care personnel in the Grande. This stunning open concept 2-bed plus den home has high end appointed features such as hardwood, granite counters, gas fireplace and central AC, and double garage. This is an amazing adult community!

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4416506  |
| Price    | \$615,000 |
| Bedrooms | 2         |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,894                |
| Acres          | 0.00                 |
| Year Built     | 2006                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 18343 Lessard Road |
| Area        | Edmonton              |
| Subdivision | Donsdale              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0A2               |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                 |
| Exterior Features | Gated Community, Golf Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick, Stucco                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      December 21st, 2024  
Days on Market                177  
Zoning                              Zone 20  
Condo Fee                        \$959

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