

\$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 | 18 |
| Zoning | Zone 20 |
| Condo Fee | \$877 |

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Listing information last updated on July 4th, 2025 at 9:31pm MDT