

## \$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	17
Zoning	Zone 20
Condo Fee	\$877

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Listing information last updated on July 4th, 2025 at 6:17pm MDT