

## \$889,900 - 408 Lessard Drive, Edmonton

MLS® #E4437205

**\$889,900**

4 Bedroom, 4.00 Bathroom, 2,987 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Beautifully updated 4-bedroom home offers the perfect blend of comfort and luxury in a highly desirable west-end location, just steps from the Country Club Golf Course. Featuring 3 full baths (2 ensuites) & 2 half baths, there's room for everyone. The spacious kitchen - stainless appliances - overlooks the family room which has a cozy fireplace and opens onto private yard with custom stone patios. Marble fireplace enhances the very large living room, while a wet bar separates it from the elegant dining room - complete with access to its own patio. The fully finished basement adds versatile living space, and a unique rooftop patio above the garage offers sunset views. With a beautifully manicured lot, newer - roof, windows, doors, kitchen, appliances, flooring, stair railing - mean all the work is done - just move in and enjoy! This west-facing gem is perfect for those who love to entertain or relax in style, all within a serene, upscale neighborhood close to amenities and main thoroughfares and 3 schools.

Built in 1978

### Essential Information

MLS® # E4437205

Price \$889,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,987
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	408 Lessard Drive
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1A7

### Amenities

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, See Remarks, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Washer, Window Coverings, Dishwasher-Two, Stove-Countertop Inductn, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	6
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 22nd, 2025 at 11:17pm MDT