

## \$933,000 - 503 Lessard Drive, Edmonton

MLS® #E4421093

**\$933,000**

3 Bedroom, 4.00 Bathroom, 2,406 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Nestled on prestigious Lessard Drive, this stunning 2,405 sq. ft. two-storey home, plus a fully finished 1,200 sq. ft. basement, offers an incredible opportunity in one of Edmonton's most sought-after locations. Across from the ravine and river valley, this custom-built home retains its original charm. A vaulted formal living and dining room lead to an oak kitchen overlooking the cozy family room. Upstairs, three spacious bedrooms await, including the owner's suite with access to a spectacular upper deck offering breathtaking river views. The fully finished basement features a summer kitchen, rec room, office, and ample storage. Outside, a private, tree-lined yard backs onto green space, creating a peaceful retreat. Located in the established community of Gariepy, this home offers access to top schools, parks, and amenities. With solid construction and endless potential, this is your chance to craft the dream home you've always wanted in a premier location!

Built in 1978

### Essential Information

MLS® # E4421093

Price \$933,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,406                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 503 Lessard Drive |
| Area        | Edmonton          |
| Subdivision | Gariepy           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 1A9           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Open Beam, Parking-Extra, R.V. Storage, Vaulted Ceiling, Infill Property, Rooftop Deck/Patio |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Cedar Shakes, Flat, Metal  |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Centennial School       |
| Middle     | H. E. Beriault School   |
| High       | Archbishop Oscar Romero |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 66                  |
| Zoning         | Zone 20             |

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