

## **\$649,000 - 63 18343 Lessard Road, Edmonton**

MLS® #E4455149

**\$649,000**

4 Bedroom, 3.00 Bathroom, 1,373 sqft

Condo / Townhouse on 0.00 Acres

Donsdale, Edmonton, AB

NO STEPS, barrier free home with oversized doors, and 24-hour emergency response pull cord system throughout the Property. Downsize without downgrading! This thoughtfully designed 1375 sq ft 4 BED 3 Bath home is TURNKEY and ready for new owners, with a beautiful open concept kitchen including quartz countertops, a gas fireplace, well maintained hardwood floors, 9 ft ceilings, expensive blinds throughout, a vinyl deck opening onto a HUGE, private, backyard (very uncommon for this complex) and A/C! With a grand primary bedroom, main floor front load laundry machines, and a very spacious walk in closet. Unlike most homes in Touchmark this property was built in 2016, one of the last to be constructed - the building systems + exterior are in great shape, with no upcoming expenses & minimal wear & tear. Other exciting features include a gas line into the oversized garage for a heating system if desired, and a partially fenced backyard! Walking distance to Wedgewood Ravine, Tim Hortons and a grocery store!

Built in 2016

### **Essential Information**

MLS® # E4455149

Price \$649,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.00                 |
| Full Baths     | 3                    |
| Square Footage | 1,373                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 63 18343 Lessard Road |
| Area        | Edmonton              |
| Subdivision | Donsdale              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 2Y5               |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Assisted Living, Ceiling 9 ft., Closet Organizers, Club House, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Barrier Free Home, HRV System, Concierge Service, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                                                              |
| Parking        | Double Garage Attached                                                                                                                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                             |
| Fireplaces        | Wall Mount                                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                             |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco, Vinyl

Exterior Features      Flat Site, Gated Community, Landscaped, Low Maintenance Landscape,  
No Back Lane, Partially Landscaped, Private Setting, Public  
Transportation, Shopping Nearby, Treed Lot

Roof                              Asphalt Shingles

Construction              Wood, Stone, Stucco, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 26th, 2025

Days on Market        22

Zoning                      Zone 20

Condo Fee                \$942

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Listing information last updated on September 17th, 2025 at 1:47am MDT