

## \$569,900 - 1408 Latta Court, Edmonton

MLS® #E4438071

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,908 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Welcome to this beautifully maintained home tucked away in a QUIET TERWILLEGAR CUL-DE-SAC offering the perfect blend of comfort, style, and convenience. The open-concept main floor features a spacious kitchen with GRANITE COUNTERTOPS, LARGE ISLAND, and RAISED EATING BAR ideal for both everyday living and entertaining. Thoughtful details include a GAS FIREPLACE, BUILT-IN SHELVEING, CUSTOM IRON RAILING, SOUND SYSTEM, and a second kitchen in the FULLY FINISHED BASEMENT. The lower level also includes an EXTRA BEDROOM and LARGE REC ROOM. Step outside to a PRIVATE BACKYARD OASIS with MATURE TREES, ROCK GARDEN, FIRE PIT, and an EXPANSIVE DECK. The DOUBLE GARAGE is INSULATED and DRYWALLED. Just a short walk to SCHOOLS, TERWILLEGAR REC CENTRE, TRANSIT, SHOPS, and RESTAURANTS this home is the TOTAL PACKAGE.

Built in 2004

### Essential Information

MLS® # E4438071

Price \$569,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,908
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1408 Latta Court
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3N2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	22
Zoning	Zone 14

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