

## \$550,000 - 316 Lessard Drive, Edmonton

MLS® #E4459401

**\$550,000**

5 Bedroom, 2.50 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Incredible value in Lessard! Unlock the potential of this immaculately maintained, mostly original, solid home on a quiet crescent in the heart of one of on of Edmonton's most desirable communities. You walk in the front door and are greeted with spectacular vaulted ceilings through the living room and entrance. This traditional 2 storey family home layout offers many options for your family to spread out. Beyond the gorgeous living room you will find the spacious dining room that flows into the kitchen and breakfast nook. The cozy family room has sliding doors to access your huge deck and your beautifully landscaped, private back yard. The main floor is completed with a bedroom, a 2 pc bathroom and your laundry room. Upstairs you will find 3 spacious bedrooms including a master suite with a large walk-in closet and 4pc ensuite, an additional 5pc bathroom and a SHOWSTOPPER den featuring gorgeous walnut cabinets and panelling overlooking the living room.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459401  |
| Price     | \$550,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,172                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 316 Lessard Drive |
| Area        | Edmonton          |
| Subdivision | Gariepy           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 1A6           |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 6                                                                      |
| Parking        | Double Garage Attached                                                 |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick, Metal                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 20              |

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Listing information last updated on October 3rd, 2025 at 9:17pm MDT