

## \$185,000 - 524 Lee Ridge Road, Edmonton

MLS® #E4446524

**\$185,000**

2 Bedroom, 1.50 Bathroom, 468 sqft

Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

Location, Location, Stunning Interior!! You will be impressed with the custom finish, vaulted ceilings with exposed wood beams, enlarged kitchen area, main floor great room concept, fireplace-it feels like You are on vacation in a resort! This Superb Bilevel half duplex is in an excellent residential setting of Desired Lee Ridge very close to Grey Nuns Hospital, Mill Woods Town Centre, with many more professional services in walking distance, LRT transportation and public bus only a short walk yet this home is nestled away in a private corner for ultimate privacy. Bright Large windows provide excellent light, and the raised Bilevel basement allows a lot of light to the lower level. Green Space surrounds this end unit with also a privacy wall at rear. Rolling landscape, west front exposure makes for a Fantastic Ambiance Lifestyle. Upgrades to smart lock, video bell, metal doors, windows etc. Affordability makes for lower stress living here in cozy Lee Ridge Terrace. The Ideal Dream Lifestyle For You!!!

Built in 1975

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446524  |
| Price    | \$185,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 468               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 524 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 2K3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Open Beam, Parking-Plug-Ins, Parking-Visitor, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Insert  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Rolling Land, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 29        |
| Condo Fee      | \$390          |

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