

## \$172,800 - 476 Lee Ridge Road, Edmonton

MLS® #E4433436

**\$172,800**

2 Bedroom, 1.00 Bathroom, 478 sqft

Condo / Townhouse on 0.00 Acres

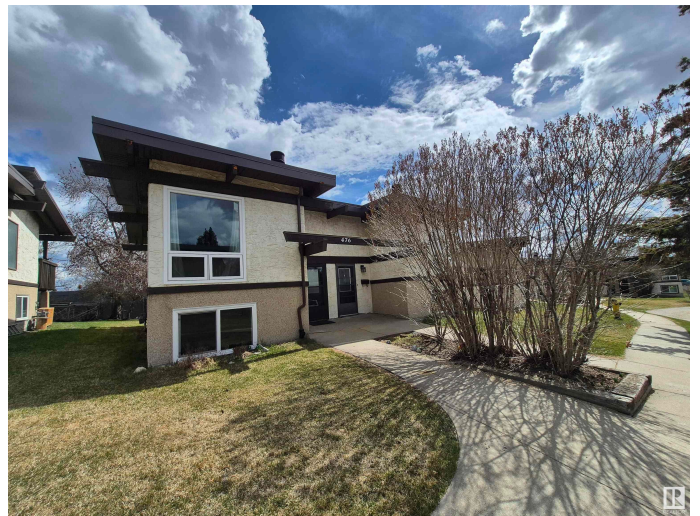
Lee Ridge, Edmonton, AB

Affordable charming bi-level style half duplex with 2 beds, 1 bath, vaulted ceilings & exposed wood beams. The unit is move in ready as it is freshly painted, brand new vinyl plank flooring throughout and vinyl windows. Both the kitchen and the bathroom were updated a few years back. Unit comes with an assigned stall and with option to rent other parking spots on a monthly basis. Easy access to schools, parks, shops, Grey Nuns, Whitemud, Anthony Henday and the Valley Line LRT for quick commutes to downtown Edmonton. Perfect for first time home buyers or investors.

Built in 1975

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433436          |
| Price          | \$172,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 478               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 476 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 2K3            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking   | Stall   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 29          |
| Condo Fee      | \$390            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:02am MDT