

## \$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
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### 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	2
Zoning	Zone 29
Condo Fee	\$390

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