

## \$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	7
Zoning	Zone 29
Condo Fee	\$390

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Listing information last updated on July 13th, 2025 at 5:02am MDT