

## \$235,000 - 247 Lee Ridge Road, Edmonton

MLS® #E4427876

**\$235,000**

2 Bedroom, 1.00 Bathroom, 896 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

One of your most affordable home options in all of Edmonton let alone the SE. This home on Lee Ridge Road has had extensive renovations done to it in the last year or so and is ready for it's next owner. Located in a cul-de-sac and on a partial pie lot it offers really great space especially for the price. Home has two bedrooms, a large kitchen, full bath and laundry. Outside we have an oversized double garage (approx. 24x30) and a large shed. Rear paved alley and rear drive way make this property very attractive for someone who is looking for affordable housing in expensive times. Renovations included new heater, flooring, plumbing, paint, updated bathroom and more. This is one that I would not expect to last long, so don't delay.

Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427876  |
| Price          | \$235,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 896       |
| Acres          | 0.00      |
| Year Built     | 1973      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 247 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 0N2            |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Fire Pit, Vinyl Windows            |
| Parking   | Double Garage Detached, Over Sized |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Space Heater, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Metal   |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles                                  |
| Construction      | Metal   |
| Foundation        | See Remarks                                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 29          |

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