

## \$184,900 - 464 Lee Ridge Road, Edmonton

MLS® #E4454347

**\$184,900**

2 Bedroom, 1.00 Bathroom, 469 sqft

Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

Welcome to this beautifully UPDATED DUPLEX in Lee Ridge! With 2 bedrooms, 1 bathroom, and a modern cabin feel, this home features VAULTED CEILINGS, EXPOSED BEAMS, large VINYL WINDOWS, and a cozy corner fireplace. The home boasts STAINLESS STEEL APPLIANCES, fresh paint, an updated kitchen and bathroom, carpet, and vinyl plank flooring throughout. Relax on your private back deck with a gas BBQ hookup. Enjoy the convenience of an included energized parking stall and plenty of visitor parking. Ideally located near schools, shopping, LRT, Grey Nuns Hospital, parks, and trails, this move-in ready home is perfect for families, young professionals, or investors. Don't miss it!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454347  |
| Price          | \$184,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 469       |
| Acres          | 0.00      |
| Year Built     | 1975      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | Bi-Level          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 464 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 2K3            |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Open Beam, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Stall                                                                                                                        |

### Interior

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

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                  |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Tar & Gravel                                                                  |
| Construction      | Wood, Stucco                                                                  |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 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 August 23rd, 2025 at 1:32pm MDT