

## \$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 8  
Zoning Zone 29  
Condo Fee \$390

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