

Courtesy Of John W Carter Of RE/MAX River City

# \$789,900 - 224 Lee Ridge Road, Edmonton

MLS® #E4421111

**\$789,900**

7 Bedroom, 4.00 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

The moment you walk in you feel at home in this brand new, spacious and ready to move-in or rent out Bungalow with 3 separate kitchens, including a legal suite and an in-law suite, this home offers unmatched flexibility and potential for a large and growing family or potential rental income from it's 3 separate areas! 1580+ sqft above grade and 1,446+ sqft below grade, that's over 3000 sqft of well designed developed living spaces!! Spanning 7 bedrooms and 4 bathrooms, 1 laundry per floor, 9' Ceilings on the main floor and almost 10' ceilings on the lower level, Quartz countertops and sleek vinyl plank flooring, 2 furnaces, instant hot water, separate side entrance, double garage, and so much more... Bring your offers! Make this extraordinary property your new home or your new passive investment. This neighbourhood has been rezoned to RS and the old homes in the area will be gone, so don't miss out on this unique opportunity to buy before redevelopment starts.

Built in 2024

## Essential Information

MLS® #	E4421111
Price	\$789,900
Bedrooms	7



Bathrooms	4.00
Full Baths	4
Square Footage	1,581
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	224 Lee Ridge Road
Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0N3

### **Amenities**

Amenities	Ceiling 10 ft., Ceiling 9 ft., Hot Water Instant, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Lee Ridge School

Middle                Kate Chegwin

High                    J. Percy Page

### **Additional Information**

Date Listed            February 11th, 2025

Days on Market      52

Zoning                 Zone 29

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Listing information last updated on April 4th, 2025 at 7:02pm MDT