# \$200,000 - 192 Lee Ridge Road, Edmonton

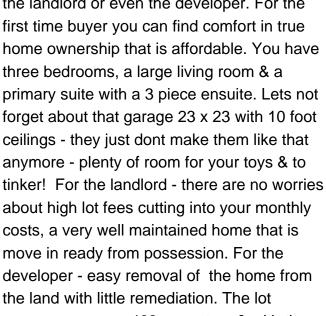
MLS® #E4453625

### \$200.000

3 Bedroom, 2.00 Bathroom, 915 sqft Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

Potential! Potential Potential!!! NO CONDO FEES & NO LOT RENT! Own the land, the home & the garage! This property is perfect for the first time buyer on a budget, the investor, the landlord or even the developer. For the first time buyer you can find comfort in true home ownership that is affordable. You have three bedrooms, a large living room & a primary suite with a 3 piece ensuite. Lets not forget about that garage 23 x 23 with 10 foot ceilings - they just dont make them like that anymore - plenty of room for your toys & to about high lot fees cutting into your monthly costs, a very well maintained home that is move in ready from possession. For the developer - easy removal of the home from the land with little remediation. The lot measures approx 468 sq meters & with the cities recent changes to approvals this lot makes it an easy one to move your project forward. Quiet neighborhood, close to daycare, shopping & the Henday. Welcome home to Lee Ridge









Built in 1974

## **Essential Information**

MLS®# E4453625 Price \$200,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 915

Acres 0.00

Year Built 1974

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 192 Lee Ridge Road

Area Edmonton
Subdivision Lee Ridge
City Edmonton
County ALBERTA

Province AB

Postal Code T6K 0M9

### **Amenities**

Amenities On Street Parking, Deck, Detectors Smoke, Parking-Extra, See Remarks

Parking Double Garage Detached, Stall, See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplaces Insert

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Vinyl

Exterior Features Airport Nearby, Back Lane, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks,

Partially Fenced

Roof Asphalt Shingles

Construction Vinyl Foundation Piling

## **Additional Information**

Date Listed August 19th, 2025

Days on Market 1

Zoning Zone 29

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Listing information last updated on August 20th, 2025 at 10:32am MDT