

# \$769,900 - 224 Lee Ridge Road, Edmonton

MLS® #E4421111

**\$769,900**

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

Lee Ridge, Edmonton, AB

Bring your offers! MOTIVATED SELLER.  
Brand New Bungalow with over 3000 sqft of nicely designed living spaces with 3 separate kitchens, 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. 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. Make this extraordinary property your new home or your new passive income investment. The neighbourhood has been recently rezoned to RS. GST included in asking price.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421111  |
| Price          | \$769,900 |
| 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 Suite         | Yes  |
| 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 | 79                  |
| Zoning         | Zone 29             |

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Listing information last updated on April 30th, 2025 at 9:47pm MDT