

## \$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 tinker! For the landlord - there are no worries 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 11:32am MDT