# \$575,000 - 714 Lee Ridge Road, Edmonton

MLS® #E4427808

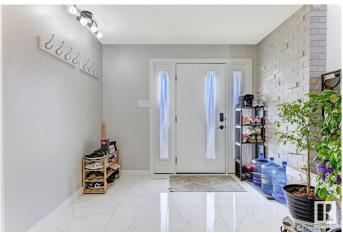
#### \$575,000

6 Bedroom, 3.50 Bathroom, 2,158 sqft Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

This fully renovated 4-level split in Lee Ridge offers over 2,100 sq ft, 5 bedrooms, and 3.5 bathrooms - perfect for a growing or multi-generational family. The main floor is bright and welcoming, with a spacious living room, formal dining area, and an eat-in kitchen with bay window. Just a few steps down is a large family room with a wood-burning fireplace, patio doors to the yard, a fourth bedroom, and a half bath. Upstairs has three bedrooms, including a generous primary with walk-in closet and ensuite. The basement is finished with a rec room and space to add a second laundry. Major updates include a full renovation (2021), new roof (2023), and most windows replaced (2024). The pie-shaped lot offers a fenced yard, 24x24 garage, RV parking, and a front veranda. Located near schools and the Valley Line LRT, this is a great opportunity for modern living in an established neighbourhood.







Built in 1974

#### **Essential Information**

| MLS® #     | E4427808  |
|------------|-----------|
| Price      | \$575,000 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |

| Half Baths     | 1                                       |
|----------------|---|
| Square Footage | 2,158                                   |
| Acres          | 0.00                                    |
| Year Built     | 1974                                    |
| Туре           | Single Family                           |
| Sub Type       |   |
| Sub-Type       | Detached Single Family                  |
| Style          | Detached Single Family<br>4 Level Split |
|                | 0 ,                                     |

## **Community Information**

| Address  | 714 Lee Ridge Road  |
|--|---|
| Area   | Edmonton  |
| Subdivision  | Lee Ridge   |
| City   | Edmonton  |
| County   | ALBERTA   |
| Province   | AB  |
| Postal Code  | T6K 0P2   |
| Amenities  |   |
| Amenities  | On Street Parking, Deck, Detectors Smoke, Fire Pit, Gazebo, No Animal Home, No Smoking Home   |
| Parking Spaces   | 2   |
| Parking  | Double Garage Detached  |
|  |   |
| Interior   |   |
| Interior<br>Interior Features  | ensuite bathroom  |
|  | ensuite bathroom<br>Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,<br>Storage Shed, Stove-Electric, Water Softener  |
| Interior Features  | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,  |
| Interior Features<br>Appliances  | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Water Softener   |
| Interior Features<br>Appliances<br>Heating   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,<br>Storage Shed, Stove-Electric, Water Softener<br>Forced Air-1, Natural Gas                               |
| Interior Features<br>Appliances<br>Heating<br>Stories  | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,<br>Storage Shed, Stove-Electric, Water Softener<br>Forced Air-1, Natural Gas<br>4                          |
| Interior Features<br>Appliances<br>Heating<br>Stories<br>Has Basement                                | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,<br>Storage Shed, Stove-Electric, Water Softener<br>Forced Air-1, Natural Gas<br>4<br>Yes                   |
| Interior Features<br>Appliances<br>Heating<br>Stories<br>Has Basement<br>Basement                    | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,<br>Storage Shed, Stove-Electric, Water Softener<br>Forced Air-1, Natural Gas<br>4<br>Yes                   |
| Interior Features<br>Appliances<br>Heating<br>Stories<br>Has Basement<br>Basement<br><b>Exterior</b> | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,<br>Storage Shed, Stove-Electric, Water Softener<br>Forced Air-1, Natural Gas<br>4<br>Yes<br>Full, Finished |

| Roof         | Asphalt Shingles   |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |

### **Additional Information**

Date ListedMarch 27th, 2025Days on Market9ZoningZone 29

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Listing information last updated on April 5th, 2025 at 2:17am MDT