

## \$249,900 - 142 Lee Ridge Road, Edmonton

MLS® #E4435392

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,390 sqft

Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

ATTENTION FIRST TIME HOME BUYERS & INVESTORS! This conveniently located & excellent floor plan with 3 bedrooms and 1.5 baths is a must see! Vaulted living room ceilings, bright spaces and attached garage! Your very own yard with french doors to the deck! Why rent when you can purchase and start building equity while having enough space for everyone (and your car will be warm during the winter!). Located near schools, a Montessori center and more! The rec centre can be reached with the accessibility transit nearby! \*some images virtually staged\*

Built in 1975

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4435392          |
| Price          | \$249,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,390             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 142 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 0M9            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Secured Parking, Storage-In-Suite, See Remarks |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Lee Ridge School    |
| Middle     | Edith Rogers School |
| High       | W. P. Wagner School |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 29 |
| Condo Fee      | \$300   |

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Listing information last updated on May 9th, 2025 at 7:32pm MDT