

## \$199,900 - 251 Lee Ridge Road, Edmonton

MLS® #E4427398

**\$199,900**

3 Bedroom, 1.50 Bathroom, 1,331 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

Welcome to Lee Ridge! AS IS WHERE IS for LOT VALUE! Located in a highly desirable area, this mobile home sits on a generously sized lot and offers an incredible opportunity for those looking for a comfortable living space w/ room for growth. Offering 3 spacious bedrooms and 1.5 bathrooms! The property sits on a generous 532+ square meter lot, providing ample space for potential development or expansion. Whether you're looking to build a garden oasis, add an extension, or explore other creative possibilities, the possibilities are endless. The home's open layout allows for easy customization, and with a little TLC, it could become your dream home in an unbeatable location. This property is being sold for lot value only. The existing home may be livable with some TLC and repairs, but the true value lies in the land. Ideal for investors, builders, or anyone looking to redevelop in a mature and established neighbourhood.

Built in 1973

### Essential Information

MLS® #	E4427398
Price	\$199,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,331
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	251 Lee Ridge Road
Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0N2

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Front Drive Access, No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Metal
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Metal
Foundation	Piling

### **School Information**

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

**Additional Information**

Date Listed	March 25th, 2025
Days on Market	25
Zoning	Zone 29

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