

## \$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 |
|--------|---------|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 9:17am MDT