

## **\$475,000 - 708 Lee Ridge Road, Edmonton**

MLS® #E4444804

**\$475,000**

4 Bedroom, 2.50 Bathroom, 1,262 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

Wow, a home like this is not one you always see for sale and is surely going to sell quick. This home is special with its unique floorplan and great pride of ownership both inside and out that should have Buyers rushing to see it before its gone. Come inside and you are immediately welcomed by a large foyer that opens up to a sunken living room with massive windows. Beautiful Hardwood floors flow throughout the main floor of this house with slate tiles in the kitchen. Renovated kitchen gives this home a modern open floor plan and has a ton of storage with granite countertops and stainless steel appliances. Good size bedrooms w a master bedroom that has a two piece ensuite. Go downstairs and your smile will grow as the basement has been completely redone and offers you a large rec room, 4th bedroom and a 3 piece bath(shower is plumbed but not finished). Plus new windows throughout. The rear yard is just as impressive with its size & a 30x24 heated, oversize garage plus a rear gate if more storage is needed

Built in 1973

### **Essential Information**

MLS® # E4444804

Price \$475,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	708 Lee Ridge Road
Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0P2

### Amenities

Amenities	Fire Pit, Patio
Parking	Double Garage Detached, Heated, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	8
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 July 5th, 2025 at 4:02am MDT