

## \$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                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **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 Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Water Softener |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            March 27th, 2025  
Days on Market      42  
Zoning                 Zone 29

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