

## \$200,000 - 197 Lee Ridge Road, Edmonton

MLS® #E4436034

**\$200,000**

2 Bedroom, 1.00 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

2012 built 1167 sq ft Jandel modular home on a nice mature 445 m<sup>2</sup>/4,789 sq ft lot. No condo fees or pad rental - you own the land. Property is ideal for anyone seeking to live inexpensively or redevelop in a mature, desirable neighbourhood. Mobile offers 3 bedrooms, 1.5 baths, open layout, and potential for renovation. Plenty of room to build a garage, and in the meantime provides RV parking. Comes with 3 sheds. Many homes in this district are being replaced with single-family dwellings—unlock the potential and build your vision. 2.5 km to Mill Woods Town Centre. 1.4 km to Grey Nuns Hospital. 1.5 km to brand new  
• LRT stop (opened Nov 4, 2023). Set right in the middle of 4 parks (Richfield, Lee Ridge, Tipaskan & Kameyosak Parks). 6 blcks to the Mill Woods Rec Centre. Home owner occupied by original owner for 12 years, then rented out for a year for \$1,800/mnth (Tenant paid their own utilities). The home is currently vacant, so possession is flexible. Property taxes are \$2,528.18/year

Built in 2012

### Essential Information

MLS® # E4436034

Price \$200,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,167
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	197 Lee Ridge Road
Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0N1

### **Amenities**

Amenities	Deck
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular, Metal
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Modular, Metal
Foundation	See Remarks

**Additional Information**

Date Listed            May 12th, 2025  
Days on Market      4  
Zoning                Zone 29

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