

Courtesy Of Jane Vu Of Real Broker

## \$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        25  
Zoning                    Zone 29

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Listing information last updated on April 21st, 2025 at 8:32am MDT