

## \$175,999 - 502 Lee Ridge Road, Edmonton

MLS® #E4453137

**\$175,999**

2 Bedroom, 1.00 Bathroom, 479 sqft

Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

Bright and updated half duplex in Lee Ridge Terrace, just steps from the Valley Line (Grey Nuns) LRT and minutes to Whitemud, Henday, and Millwoods amenities. Features include vaulted ceilings with exposed beams, a cozy wood-burning fireplace, vinyl flooring, bathroom, New HWT and a private deck with BBQ gas line facing green space. Lower-level bedrooms offer added privacy, plus in-suite laundry and energized parking. Very easy to rent, with rental income of \$1,600 to \$2,000 per month. Move-in ready and priced to sell!

Built in 1975

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453137          |
| Price          | \$175,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 479               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 502 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 2K3            |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                      |
| Parking        | Stall                                                                  |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                        |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Metal, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 29           |
| Condo Fee      | \$392             |

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Listing information last updated on September 4th, 2025 at 3:32am MDT