

## \$449,000 - 768 Lee Ridge Road, Edmonton

MLS® #E4456058

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,836 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

Beautiful four level split situated in Lee Ridge. This home has been meticulously maintained and is ready for a new family to enjoy this peaceful setting. Three bedrooms up with three piece ensuite and four piece main bath. Enjoy the evening sunsets from the upper patio off the master bedroom. The two main floor areas include a living and dining room large kitchen area with gas stove and breakfast nook area. Large family room with gas fireplace laundry and two piece bathroom. The lower level is developed with a recreation room cold storage room an large mechanical storage area. Peaceful rear yard area with pergola for shade from the southern exposure

Built in 1973

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456058      |
| Price          | \$449,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,836         |
| Acres          | 0.00          |
| Year Built     | 1973          |
| Type           | Single Family |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 768 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 0P7            |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Over Sized, Single Garage Attached                                  |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                 |
| Stories           | 4                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 29                  |
| 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 October 3rd, 2025 at 9:02pm MDT