

## \$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

Selling for land value only: the lot is for sale, and the Jandel modular home on the lot comes with it as a bonus. The seller will be leaving behind the modular home. It's liveable, but needs repair and has deferred maintenance. Repair this home and live in it, replace with a new modular, or remove existing and build a house. 445 m<sup>2</sup> lot - no condo fees or pad rental - you own the land. Sold AS IS WHERE IS for lot value, property is ideal for anyone seeking to live inexpensively or redevelop in a mature, desirable neighbourhood. Existing mobile offers 3 bedrooms, 1.5 baths, open layout, and potential for reno or replacement. Plenty of room to build a garage, and in the meantime provides RV parking. 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 the brand new "Millbourne/Woodvale" LRT stop (opened Nov 4, 2023).

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 1

Zoning Zone 29

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Listing information last updated on May 13th, 2025 at 12:32pm MDT