

Courtesy Of Amanda L Bonini Of RE/MAX River City

# \$539,900 - 822 Lee Ridge Road, Edmonton

MLS® #E4424758

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,572 sqft  
Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

It simply doesn't get ANY better than this! Welcome to this beautiful 5 bedroom, 3 bathroom home with a huge pie shaped lot in Millwoods. Upon entering you are greeted by the spacious living room that is bathed in natural light, a formal dining area, modern kitchen with baking prep station & pantry, Family room with gas fireplace that walks out to your SUN ROOM. Large Primary with ensuite, 2 more spacious bedrooms with full bathroom complete this level. Fully Finished Basement is perfect for an in-law suite or home office with its own SEPARATE ENTRANCE, 2 Bedrooms, Full Bathroom and huge rec room. Backyard with sunny west exposure, fire pit area, all low maintenance landscaping and storage shed. LRT, school, parks, playgrounds, and all amenities are all within walking distance. Easy access to Anthony Henday, Calgary Trail and the airport is just 20 minutes away! WELCOME HOME

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424758  |
| Price      | \$539,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,572                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 822 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5X 0P8            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Sunroom |
| Parking   | Double Garage Attached                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed March 8th, 2025

Days on Market 6

Zoning Zone 29

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Listing information last updated on March 14th, 2025 at 10:32am MDT