

\$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

2012 built 1167 sq ft Jandel modular home on a nice mature 445 m²/4,789 sq ft lot. No condo fees or pad rental - you own the land. Property is ideal for anyone seeking to live inexpensively or redevelop in a mature, desirable neighbourhood. Mobile offers 3 bedrooms, 1.5 baths, open layout, and potential for renovation. Plenty of room to build a garage, and in the meantime provides RV parking. Comes with 3 sheds. 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 brand new
• LRT stop (opened Nov 4, 2023). Set right in the middle of 4 parks (Richfield, Lee Ridge, Tipaskan & Kameyosak Parks). 6 blcks to the Mill Woods Rec Centre. Home owner occupied by original owner for 12 years, then rented out for a year for \$1,800/mnth (Tenant paid their own utilities). The home is currently vacant, so possession is flexible. Property taxes are \$2,528.18/year

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 6
Zoning Zone 29

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