

## \$474,900 - 315 Lee Ridge Road, Edmonton

MLS® #E4448735

**\$474,900**

4 Bedroom, 2.50 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

Offered for the first time in nearly 50 years, this lovingly maintained 4-level split in Lee Ridge blends timeless charm with limitless potential. Nestled in a quiet cul-de-sac, this 2,375 sqft home sits on an incredible 10,500 sqft pie lot filled with mature trees, vibrant plants, and blooming flowers—backing directly onto a peaceful walking trail. The classic brick exterior, double attached garage, and long driveway add to its curb appeal. Inside, the main floor features two living rooms (one with a character brick accent wall), a formal dining room with built-in china cabinet, a functional U-shaped kitchen, and a half bathroom. Upstairs offers a spacious primary suite with walk-in closet and 3-piece ensuite, two junior bedrooms, and a 4-piece bath. Downstairs includes a family room and three large crawl spaces for storage. A rare gem in a mature, sought-after neighbourhood! Close to Lee Ridge Elementary, Grey Nuns Hospital, LRT, and Mill Woods Town Centre. Quick access to Whitemud and Anthony Henday.

Built in 1974

### Essential Information

MLS® # E4448735

Price \$474,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,376                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 315 Lee Ridge Road |
| Area        | Edmonton           |
| Subdivision | Lee Ridge          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 0N5            |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Crawl Space, No Smoking Home |
| Parking   | Double Garage Attached       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick                             |
| Exterior Features | Fenced, Landscaped, Level Land, Schools |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Brick                             |
| Foundation        | Concrete Perimeter                      |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Lee Ridge School    |
| Middle     | Edith Rogers School |
| High       | W.P. Wagner School  |

### **Additional Information**

Date Listed            July 19th, 2025

Days on Market      7

Zoning                Zone 29

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