

## \$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
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Days on Market	8
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Zoning	Zone 29
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