



**Edmonton**      **29 Lee Ridge**      **LP: \$169,900**  
 524 Lee Ridge RD NW      T6E 1G5      **SP:** M

**ACTIVE**

<b>Type:</b>	Half Duplex	<b>Listing ID:</b>	E4265959
<b>Style:</b>	Bi-Level	<b>Bdrms Above:</b>	0
<b>Year Built:</b>	1975	<b>Bdrms Total:</b>	2
<b>Full Baths:</b>	1	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	491.59	<b>Tot A.G.SqM:</b>	45.67

Don't let the square footage fool you, this move-in ready two bedroom home offers over 900 square feet of total living space on its two levels. Redesigned to open up the floor plan and allow more kitchen space, it has also been thoughtfully updated to add huge value with a second bathroom downstairs! The roof was recently done, and the windows, appliances, furnace and hot water tank were replaced a few years earlier, so there is nothing for you to do for many years to come except make it your own! The beautiful open beams give it a rustic feel, or feel free to paint them for a beachy feel if that's your style - the choice is all yours! Just blocks from the brand new LRT station, and walking distance to schools, shopping, and the Grey Nuns Hospital, this home is perfect for a first time owner, investor, young family or young professional!

**Directions:**

**Virtual Tour:** <https://vimeo.com/546062232>

**Brochure:** <http://www.524-LeeRidgeRoad.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace:</b>	Y	<b>FP Type:</b> Brick Facing, Corner, Mantel				<b>FP Fuel:</b> Wood	<b>Lowr:</b>		
<b>Parking:</b>	Stall						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> /						<b>Total A.G.:</b>	45.67	491.59

<b>Living Room:</b>	M	<b>Primary Bedrm:</b>	L
<b>Dining Room:</b>		<b>Bedroom 2:</b>	L
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	
<b>Family Room:</b>		<b>Bedroom 4:</b>	
<b>Den:</b>			
<b>Bonus Room:</b>			

<b>Flooring:</b>	Laminate Flooring, Linoleum, Vinyl Plank	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Tar & Gravel	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stucco	<b>Features:</b>	Laundry-In-Suite, No Animal Home, No Smoking Home, Open Beam, Parking-Plug-Ins, Parking-Visitor, Programmable Thermostat, Vaulted Ceiling
<b>Site Influences:</b>	Public Transportation, Schools, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem Schl:**

**Jr. High Schl:**

**Sr High Schl:**

<b>Condo Name:</b>	Lee Ridge Terrace	<b>Condo Fee Incl:</b>	Exterior Maintenance, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer
<b>Condo Fee:</b>	\$348.76	<b>Elevator Y/N:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace:</b>		<b>Unit Exposure:</b>	
<b>HOA Fee:</b>			
<b>HOA Fee Incl:</b>			

<b>Total Lot M2:</b>		<b>Lot Shape:</b>		<b>Lot Dim:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	West
<b>Taxes:</b>	\$1,352.2 2020			<b>Local Improve:</b>	