

# \$769,900 - 224 Lee Ridge Road, Edmonton

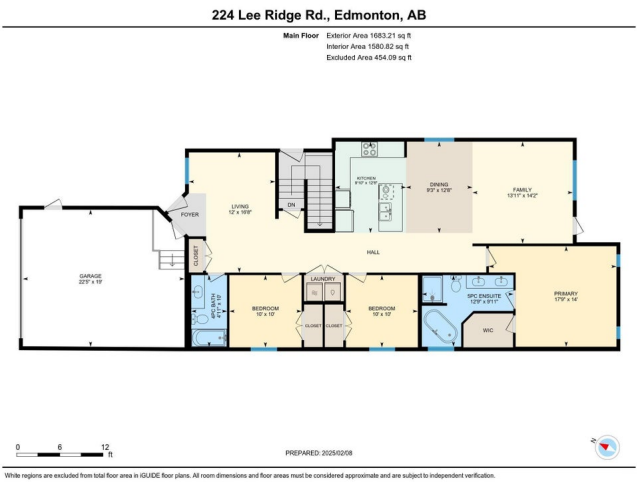
MLS® #E4421111

**\$769,900**

7 Bedroom, 4.00 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

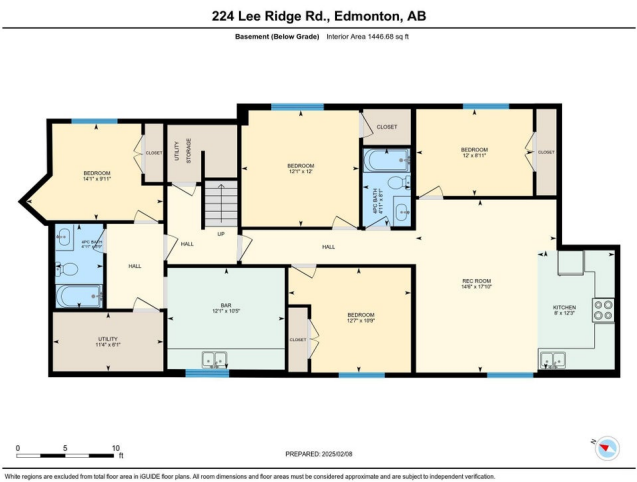
Prime Income Property with Triple Revenue Streams! Investors, take note—this new build Bungalow on a rezoned neighbourhood offers an incredible opportunity to maximize returns with three separate income-generating units. Whether you're looking for a steady rental portfolio addition or a house to live in while your rentals cover some of your mortgage costs, this property delivers on all fronts. Located in an area undergoing transformation, this home is surrounded by more affordable properties, making it an enticing buy in a neighbourhood poised for growth. This is the perfect chance to secure a high-performance asset in an evolving market. Don't miss out—your next profitable investment starts here!



Built in 2024

## Essential Information

MLS® #	E4421111
Price	\$769,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,581
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	224 Lee Ridge Road
Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0N3

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Hot Water Instant, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lee Ridge School
------------	------------------

Middle	Kate Chegwin
High	J. Percy Page

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	103
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 25th, 2025 at 5:02am MDT