

\$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

Selling for land value only: the lot is for sale, and the Jandel modular home on the lot comes with it as a bonus. The seller will be leaving behind the modular home. It's liveable, but needs repair and has deferred maintenance. Repair this home and live in it, replace with a new modular, or remove existing and build a house. 445 m² lot - no condo fees or pad rental - you own the land. Sold AS IS WHERE IS for lot value, property is ideal for anyone seeking to live inexpensively or redevelop in a mature, desirable neighbourhood. Existing mobile offers 3 bedrooms, 1.5 baths, open layout, and potential for reno or replacement. Plenty of room to build a garage, and in the meantime provides RV parking. 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 the brand new "Millbourne/Woodvale" LRT stop (opened Nov 4, 2023).

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 1

Zoning Zone 29

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Listing information last updated on May 13th, 2025 at 6:47pm MDT