

## \$210,000 - 123 Morin Maze Maze, Edmonton

MLS® #E4444982

**\$210,000**

3 Bedroom, 1.50 Bathroom, 1,165 sqft  
Condo / Townhouse on 0.00 Acres

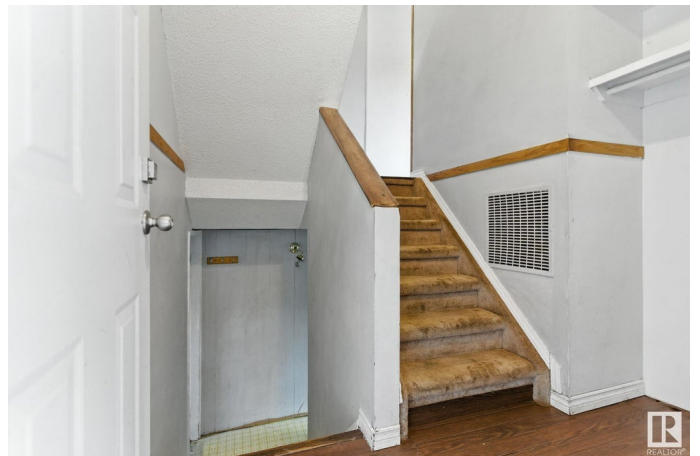
Lee Ridge, Edmonton, AB

Investor Alert! Spacious 4-level split townhouse in Lee Ridge featuring 3 bedrooms, a large den, 1.5 bathrooms, an attached carport that can park two vehicles, and a fenced backyard. The basement includes a flex space—perfect for a future 4th bedroom or second living room. They don't build them like this anymore—expansive layout and tons of potential. Hard to find at this price point! Recent upgrades include a NEW roof, updated siding, and a \$12K premium water filtration/softener system. The interior is in original condition and ready for renovation. Prime location close to schools, shopping, LRT, and transit.

Built in 1975

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4444982          |
| Price          | \$210,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,165             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |



|          |               |
|----------|---------------|
| Sub-Type | Townhouse     |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 123 Morin Maze Maze |
| Area        | Edmonton            |
| Subdivision | Lee Ridge           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6K 1V1             |

### Amenities

|           |  |
|-----------|--|
| Amenities | See Remarks                                |
| Parking   | Front Drive Access, Single Carport, Tandem |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Water Softener |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 29         |
| Condo Fee      | \$300           |

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Listing information last updated on June 30th, 2025 at 9:47pm MDT