

## \$119,000 - 29 Ridgeway Drive, Edmonton

MLS® #E4430118

**\$119,000**

2 Bedroom, 0.50 Bathroom, 1,052 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

1052 sq ft spacious fully renovated 2 bedroom

Mobile home for sale in Maple ridge park.

Exterior comes with 1 covered and 1 uncovered deck, 3 sheds (1 of them with new siding and metal roof), nice size yard fully fenced with newer chain link fencing and landscaped. 2 parking spots with front drive access plus plenty of street parking in front. The furnace is approx 16 years, Hot water tank is newer. In 2021, the roof was replaced, new siding was installed and triple pane windows were done. In 2025, the following were done - Heat trace, panel servicing by a certified master electrician, Interior fully renovated with new kitchen, drywall, all new PEX plumbing, flooring, countertops, cabinets, bathroom shower and soaker tub, paint, stainless steel appliances, lighting fixtures, doors, sinks and faucets. Property Tax for 2024 was only \$417 per year. Some of the pictures are virtually staged.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430118  |
| Price      | \$119,000 |
| Bedrooms   | 2         |
| Bathrooms  | 0.50      |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,052                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 29 Ridgeway Drive      |
| Area        | Edmonton               |
| Subdivision | Maple Ridge (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 1G4                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | 2 Outdoor Stalls, Front Drive Access |

### Interior

|            |                                                                                                           |
|------------|-----------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star |
| Heating    | Forced Air-1, Natural Gas                                                                                 |

### Exterior

|              |        |
|--------------|--------|
| Exterior     | Prefab |
| Construction | Prefab |
| Foundation   | Block  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 42          |

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 April 22nd, 2025 at 1:02pm MDT