

## \$149,000 - 8 Meadow Crescent, Edmonton

MLS® #E4429938

**\$149,000**

3 Bedroom, 2.00 Bathroom, 952 sqft  
Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Welcome to this charming 3-bedroom, 2-bathroom manufactured home with 952.18 square feet of comfortable living space. Located in the highly sought-after Maple Oak Ridge Mobile Park. The property sits on a generous fenced lot and features two storage sheds and a single-car garage. Enjoy the convenience of being just minutes away from major routes like the Anthony Henday and the Sherwood Park Freeway, with all amenities close by. Walking distance to playgrounds on site Restaurant and Convenience store. You'll find an open concept living and kitchen area with laminate flooring throughout the main floor. Recent updates include brand-new shingles (2024), Leaf Filter gutters (2023), and a new HWT and toilets (2021). The windows and doors were replaced in (2020), and a new furnace was installed in 2016. Outdoor living is ideal with two new decks—front deck completed in 2021 and a back deck in 2022—perfect for entertaining or enjoying BBQ season. Property also features new water intake and sewer line taping.

Built in 1996

### Essential Information

MLS® #	E4429938
Price	\$149,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.00
Year Built	1996
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8 Meadow Crescent
Area	Edmonton
Subdivision	Maple Ridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1G1

### Amenities

Parking	Parking Pad Cement/Paved, Single Garage Detached
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Foundation	Piling
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### Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	Zone 42

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Listing information last updated on April 20th, 2025 at 12:17pm MDT