

## \$149,900 - 30 Oak Ridge Drive, Edmonton

MLS® #E4451169

**\$149,900**

3 Bedroom, 2.00 Bathroom, 1,112 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Great floor plan on this double wide home with front living room, kitchen & dining room. Cathedral ceilings, bay windows & skylight supply an abundance of natural light. Numerous upgrades have been done including shingles just this year, some new skirting & landscaping. Inside new countertops vanities with countertops, sinks & fixtures. Appliances in the kitchen including built-in-microwave are new or next to new. The total home has been freshly painted. All bedrooms are a good size w/ & closet space & the primary bedroom large enough to fit a king bed w/ 3 piece ensuite bathroom. There is a good sized west facing deck & the lot backs onto green space w/walkway. Up front are two side by side parking stalls. The home is located close to a park w/playground equipment, basketball courts & ample space to walk pets & enjoy. The community has numerous gatherings & events at the community hall. There is also a convenience store, restaurant & gas station & public transportation. A Must See!

Built in 2001

### Essential Information

MLS® #	E4451169
Price	\$149,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.00
Year Built	2001
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	30 Oak Ridge Drive
Area	Edmonton
Subdivision	Maple Ridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1G8

### Amenities

Parking	Parking Pad Cement/Paved
---------	--------------------------

### Interior

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

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	August 5th, 2025
Days on Market	1
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 August 6th, 2025 at 5:32pm MDT