

## \$59,000 - 31 Rim Road, Edmonton

MLS® #E4452844

**\$59,000**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

This home backs onto a nice green space in a very quiet private area of the park. Great potential for a handyman. A 2 bedroom home which could be simply changed back to 3 bedrooms by replacing a 3 ft wall between the two rooms. Floor plan has a front living room w/an open kitchen/dining room area. Front porch area that can store your shoes, coats & has electrical available if you want to place a freezer. A patio sliding door from the dining room that leads out to a covered deck area. Incls a portable air conditioning unit to keep you cool on hot summer days! Furnace is the newer style and was refurbished in 2018. The hot water tank was replaced in 2018. The outside of the home is all vinyl sided & vinyl skirted along w/ the roof seams all resealed in 2024. The yard is basically fully fenced, just requires a gate if you want to keep those pets inside. Room to park 4 vehicles up front on the driveway. The community offers great playground space for children of all ages, basketball courts & a Community Hall.

Built in 1976

### Essential Information

MLS® # E4452844

Price \$59,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,020
Acres	0.00
Year Built	1976
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	31 Rim Road
Area	Edmonton
Subdivision	Maple Ridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1C3

### Amenities

Parking	Front Drive Access, Parking Pad Cement/Paved
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### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Foundation	Wood
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### Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	Zone 42

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Listing information last updated on August 20th, 2025 at 11:02am MDT