

## \$139,000 - 30 Oak Ridge Drive, Edmonton

MLS® #E4451169

**\$139,000**

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 \$139,000

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 | 71               |
| 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 October 15th, 2025 at 8:02am MDT