

## \$136,900 - 23 Ridgeway Drive, Edmonton

MLS® #E4449700

**\$136,900**

3 Bedroom, 1.00 Bathroom, 1,116 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Extensively renovated mobile w/beautiful upgrades & open plan layout. Covered entry & heated porch addition. Drywalled w/rounded corners, laminate & vinyl plank throughout main areas. Eye catching kitchen w/newer wood cabinets, soft close doors/drawers, gorgeous epoxy counters that match the included table/chairs, slate/SS backsplash, island w/eat up bar, built-in pantry w/pull out shelves, new SS appl. (Nov. 2024) incl. microwave hood fan & fridge w/water/ice in door. Living room w/dimmable pot lights, projector/hardwired speakers & pull down screen. Bthrm w/double sink granite vanity, jacuzzi bathtub w/slate surround & tiled walk-in shower. 3 large bdrms w/ laminate flooring. Included are 2 tv mounts, 2 ceiling fans w/remotes, window a/c, wall a/c & stackable washer/dryer (Nov. 2024). Double pane vinyl windows, newer furnace, newer HWT & new siding/ shingles/ heat tape (2022). Covered deck, fenced yard & 3 sheds (1 has electrical). Donâ€™t wait to view!

Built in 1979

### Essential Information

MLS® # E4449700

Price \$136,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 23 Ridgeway Drive      |
| Area        | Edmonton               |
| Subdivision | Maple Ridge (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 1G4                |

### Amenities

|         |                  |
|---------|------------------|
| Parking | 2 Outdoor Stalls |
|---------|------------------|

### Interior

|            |                                                                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Air Conditioner-Window, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating    | Forced Air-1, Natural Gas                                                                                                                          |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Block   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| 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 3rd, 2025 at 2:02am MDT