

## \$130,000 - 2 Meadow Crescent, Edmonton

MLS® #E4429453

**\$130,000**

3 Bedroom, 1.50 Bathroom, 1,169 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Welcome to this beautifully renovated 3-bedroom mobile home located in the desirable East End of Edmonton. Perfectly situated close to schools, parks, and all essential amenities, this home offers the perfect blend of comfort, convenience, and accessibility. Ideal for a growing family, first-time homebuyers, or those looking to downsize without compromising on quality or space. Located on huge lot with a shop in the back this home is a must see. The rooms are all spacious and bright, the primary features an ensuite. All windows were updated in 2025 with updated bright flooring throughout the home. Located in Maple Oak Ridge which features amenities and public transportation. This home combines modern living with practical design in an unbeatable location. Whether you're relaxing in the spacious living area, preparing meals in the newly updated kitchen, or enjoying the low maintenance backyard you'll appreciate the attention to detail that has gone into the renovation. Some photos are virtually staged.

Built in 1975

### Essential Information

MLS® # E4429453

Price \$130,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2 Meadow Crescent      |
| Area        | Edmonton               |
| Subdivision | Maple Ridge (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 1G1                |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                             |

### Exterior

|            |        |
|------------|--------|
| Foundation | Piling |
|------------|--------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 24              |
| 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 May 1st, 2025 at 4:02am MDT