



## 33 Maple Ridge Drive Edmonton AB

\$99,900

940 square feet fully renovated mobile home in Maple Ridge Mobile Park. Great location, less than 5 minutes from a huge shopping hub that includes Superstore, Walmart, Home depot, all major stores as well as Whitemud drive and Anthony Henday Highway. Walking distance to a bus stop, parks and several schools within 10 minutes drive. Enjoy sunlight all day in this north facing home, with a south facing backyard. New landscaping, new fence and new deck outside. New flooring, new kitchen, new bathroom, new lighting, new smoke detectors, new paint inside as well as outside. Land lease rate is \$734 per month. 2024 property taxes were \$299.33 for the year. Great rental opportunities for investors or a great place to call home. Almost like new.

Listing Presented By:



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