

## \$74,900 - 5 Cliff Crescent, Edmonton

MLS® #E4437354

**\$74,900**

3 Bedroom, 2.00 Bathroom, 1,364 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Located in the Maple Ridge Mobile Home Park™ on Edmonton's south-east side. This spacious, open and bright, 1364 sq.ft (127 sq m) home offer 3 BEDROOMS and 2 BATHROOMS. All freshly painted through-out. Covered south facing front porch. The home offers lots of sunlight, from the east in the morning, and west in the evening, perfect for enjoying the changing light all day. Fully FENCED yard with 2 STORAGE SHEDS.

Located on quiet cul-de-sac. Park site has school bus pickups and a playground. A well maintained park. Park acceptance application required. Park has a community center, extensive park area for sports and amenities including a on site restaurant. Family friendly community. Monthly LOT FEES - \$746, garbage \$44 & \$3 fire protection. All utilities are extra. Quick possession available.

Built in 1977

### Essential Information

MLS® #	E4437354
Price	\$74,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,364
Acres	0.00



Year Built	1977
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5 Cliff Crescent
Area	Edmonton
Subdivision	Maple Ridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1B6

### Amenities

Parking	Front Drive Access, No Garage
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Wood
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 20th, 2025
Days on Market	3
Zoning	Zone 42

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Listing information last updated on May 23rd, 2025 at 11:17am MDT