

## \$108,500 - 23 Cliff Crescent, Edmonton

MLS® #E4443956

**\$108,500**

3 Bedroom, 1.00 Bathroom, 925 sqft  
Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Tastefully "Renovation galore" is to describe this mobile home. Large and energy efficient windows that allow natural light into your home would save you money. Open concept designed with modern and state of the art materials. Wide living area gives you enough space to relax with your family and friends. Master bedroom located at the far end of this house ensures privacy. Two adjacent parking spots and a firepit for your entertainment. Located close to schools, and major commercial shopping center.

Built in 1977

### Essential Information

MLS® #	E4443956
Price	\$108,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	925
Acres	0.00
Year Built	1977
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	23 Cliff Crescent
Area	Edmonton
Subdivision	Maple Ridge (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1B6

### **Amenities**

Parking	Front Drive Access
---------	--------------------

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### **Exterior**

Exterior	Modular
Construction	Modular
Foundation	Block, Piling, Wood

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	8
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 July 1st, 2025 at 1:33pm MDT