

## \$179,900 - 416 Oak Wood Crescent, Edmonton

MLS® #E4453731

**\$179,900**

3 Bedroom, 2.00 Bathroom, 1,518 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

Welcome to this 1518 sq ft 3bdrm 2 bathroom home in Mapleridge. This 2008 Air-conditioned open concept floor plan unit has been lovingly cared for and shows 10/10. As you enter there are 2 good-sized bedrooms, 4pc bath, large bright living room, island kitchen with newer appliances and eating bar, dining room with access to the yard. The primary suite is located at the back with a ensuite, laundry room and storage. The backyard is fully fenced, has a large deck and shed. New shingles .2 parking stalls out front. Backed on to a greenspace!!

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453731               |
| Price          | \$179,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,518                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 416 Oak Wood Crescent  |
| Area        | Edmonton               |
| Subdivision | Maple Ridge (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 0B2                |

**Amenities**

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

**Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |

**Exterior**

|              |      |
|--------------|------|
| Exterior     | Wood |
| Construction | Wood |
| Foundation   | Wood |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 42           |

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