



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

218 Oak Wood Drive NW
Edmonton, Alberta

MLS # A2330981



\$154,900

Division:	Maple Ridge_EDMO		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,259 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Block, Piling(s)	Utilities:	-
Features:	-		

Inclusions: Built-in China Cabinet, Shed, Window Coverings

Welcome to this well maintained and move in ready 3 bedroom, 2 bathroom home in the sought after Maple Oak Ridge Mobile Home Park! This home features a modern and bright kitchen with updated cabinetry (5 years old) and flows seamlessly into the main living area, creating an inviting space for family gatherings and entertaining. The spacious primary suite includes a walk-in closet and a private ensuite complete with a relaxing jetted soaker tub. Numerous updates throughout the home provide additional peace of mind, including flooring throughout (2021), central air conditioning (2021), hot water tank (2023), shingles (2024), chimney replacement (2024), new heat tape (2024) and a recently inspected furnace (original furnace - inspected 2026). Outside, find a large deck perfect for entertaining or relaxing on a warm summer evening. Situated in a welcoming community with nearby parks and convenient access to city transit, this home offers an excellent combination of comfort, convenience and modern updates. Whether you're a first-time buyer, downsizing or looking for an affordable place to call home, this property is one you won't want to miss.