

## \$63,900 - 90 Rim Road, Edmonton

MLS® #E4453238

**\$63,900**

3 Bedroom, 1.00 Bathroom, 1,104 sqft

Land Lease Community on 0.00 Acres

Maple Ridge (Edmonton), Edmonton, AB

This central air conditioned home is on a very quiet street, on a pie lot with good sized space at the back. All vinyl sided, has newer double pane windows, and furnace with air, hot water tank were all placed in 2021. Front covered deck, great sitting area helps keep the elements of the front entry. Good living space in the front living room, dining and kitchen area. All new vinyl plank flooring recently placed throughout. All the walls have just been painted. The modern kitchen appearance with white upper cabinets, green on the bottom with a thick butcher block countertop, a heavy durable versatile surface. Stainless water & ice fridge, stove and countertop microwave. Two bedrooms in the middle, the main bathroom with the primary at the back end. This home has a nice sized addition that can be a family / play / craft room, or converted to a 4th bedroom. The community offers great parks, playground equipment, basketball courts and a community hall where resident events take place throughout the year.

Built in 1977

### Essential Information

MLS® # E4453238

Price \$63,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,104                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 90 Rim Road            |
| Area        | Edmonton               |
| Subdivision | Maple Ridge (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 1C5                |

### Amenities

|         |                          |
|---------|--------------------------|
| Parking | Parking Pad Cement/Paved |
|---------|--------------------------|

### Interior

|            |                                                                                                         |
|------------|---------------------------------------------------------------------------------------------------------|
| Appliances | Air Conditioning-Central, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating    | Forced Air-1, Natural Gas                                                                               |

### Exterior

|            |      |
|------------|------|
| Foundation | Wood |
|------------|------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 42           |

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Listing information last updated on August 28th, 2025 at 4:32am MDT