

\$248,000 - 609 Millbourne, Edmonton

MLS® #E4429120

\$248,000

3 Bedroom, 2.00 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

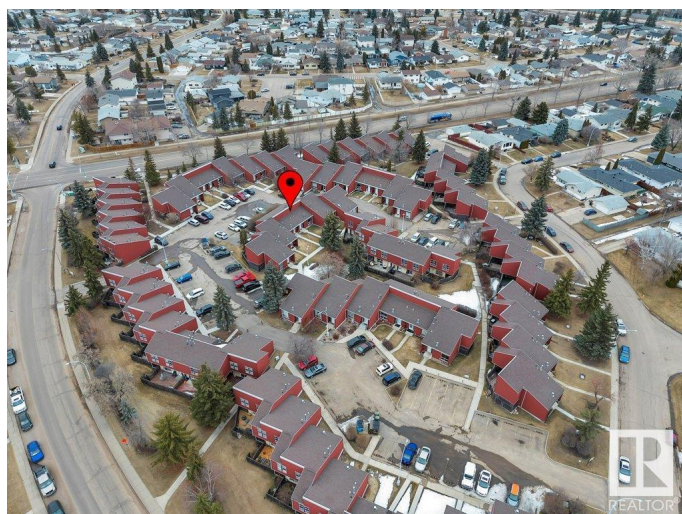
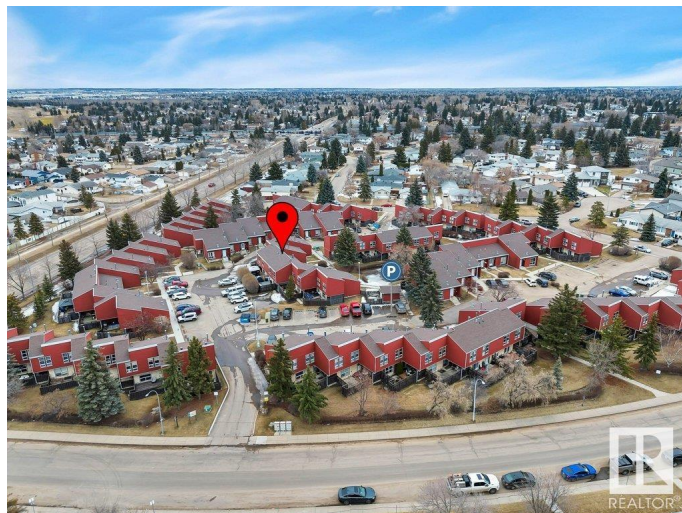
Lee Ridge, Edmonton, AB

Welcome to Lee Ridge Village, located in SOUTHEAST Edmonton! This VERY SPACIOUS 3 bedroom & 2 bathroom townhouse is perfect for first time buyers or downsizers! An EXCELLENT INVESTMENT OPPORTUNITY as well! LARGE BEDROOMS, VAULTED CEILING, CENTRAL AIR CONDITIONING, DEVELOPED BASEMENT, PRIVATE FENCED YARD, 2 PARKING STALLS & ADDITIONAL STALLS FOR RENT & ALL SEASONAL MAINTAINCE IS INCLUDED! Condo fees are \$405.77 monthly, could be \$35 less monthly if you only require one parking stall! Easy access to Whitemud Freeway, short walking distance to LRT, schools, major bus routes, shopping & other surrounding amenities! An absolute must see today! :-)

Built in 1979

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4429120 |
| Price | \$248,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,034 |
| Acres | 0.00 |
| Year Built | 1979 |



| | |
|----------|-------------------|
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 609 Millbourne |
| Area | Edmonton |
| Subdivision | Lee Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 3N3 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Detectors Smoke, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 29 |

Condo Fee \$405

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