

Courtesy Of Jay D Berg Of Century 21 Masters

## \$248,000 - 609 Millbourne, Edmonton

MLS® #E4429120

**\$248,000**

3 Bedroom, 2.00 Bathroom, 1,034 sqft  
Condo / Townhouse on 0.00 Acres

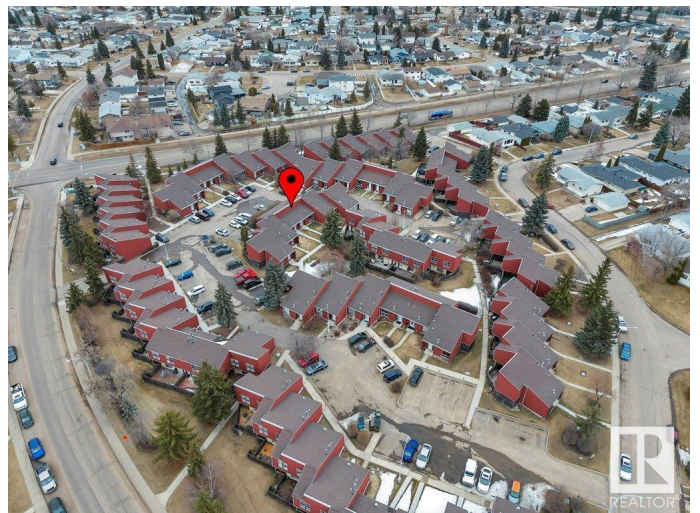
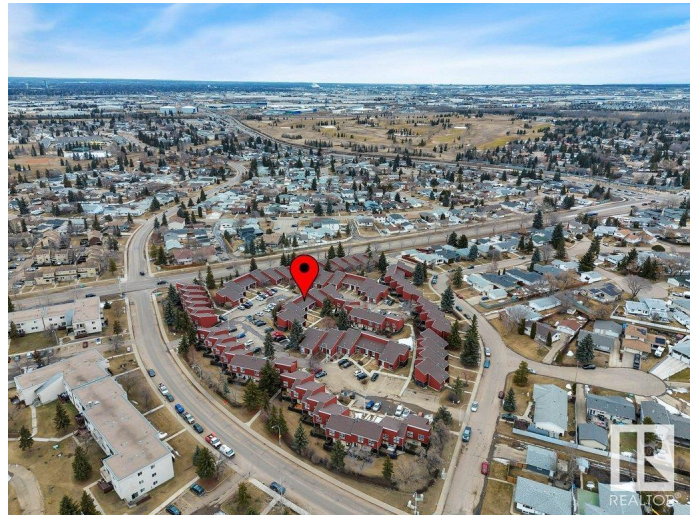
Lee Ridge, Edmonton, AB

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	1
Zoning	Zone 29

Condo Fee            \$405

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Listing information last updated on April 5th, 2025 at 1:47am MDT