

## \$234,900 - 613 Millbourne Road, Edmonton

MLS® #E4443519

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

Move-in Ready, Elegant, Functional & Affordable – First Time home buyers Delight! Welcome to this charming end-unit 2-storey, 3 bedroom, 1.5 bath condo nestled in the serene community of Lee Ridge. This South facing lovely home features a functional floor plan perfect for modern living. The inviting foyer seamlessly flows into bright open living room with soaring VAULTED CEILING. The semi open concept living room connects directly to the large dining room and kitchen with direct access to the patio leading to additional in suite secure storage room. A 2-PC powder room completes the main floor. The second floor features 4-PC Main Bath followed by 2 additional bedrooms and master bedroom. Partially finished basement with Laundry & Mechanical room, and large multi-purpose room invites your creativity. Excellent south central location, near Millbourne Mall, 2 min walk from LRT, easy access to Whitemud Fwy, schools, short drive to Millwoods Recreation Centre makes it an ideal family home!

Built in 1979

### Essential Information

MLS® # E4443519

Price \$234,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,151
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	613 Millbourne Road
Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3N3

### Amenities

Amenities	On Street Parking, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	33
Zoning	Zone 29
Condo Fee	\$375

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