

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

MLS® #E4429120

**\$248,000**

3 Bedroom, 2.00 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

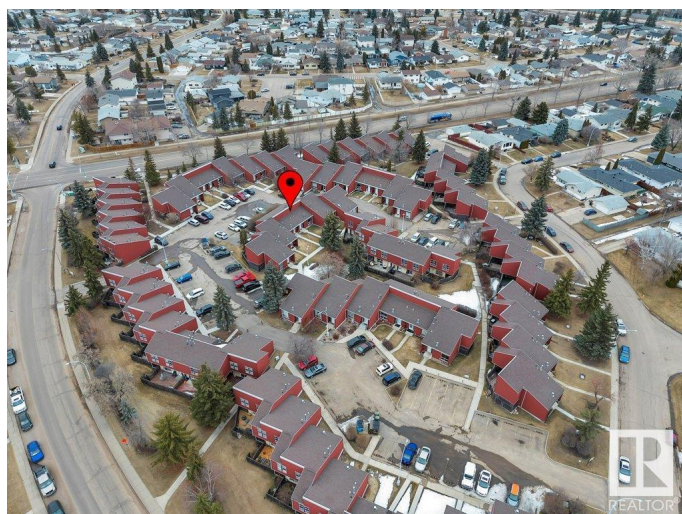
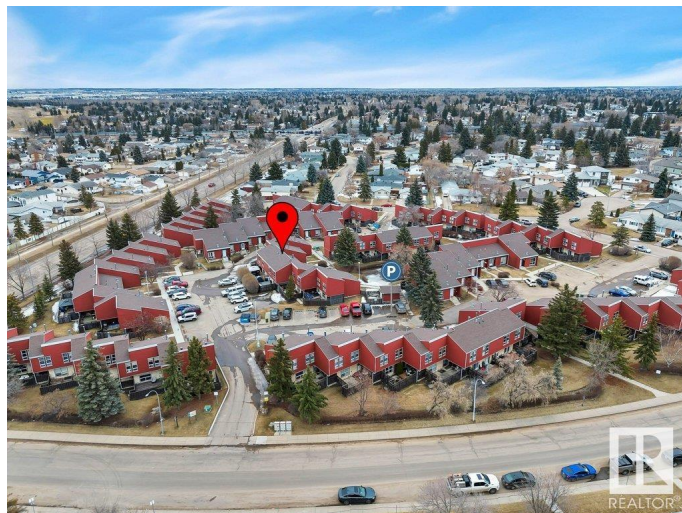
Lee Ridge, Edmonton, AB

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	16
Zoning	Zone 29

Condo Fee                \$405

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 7:47am MDT