

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

MLS® #E4429120

**\$248,000**

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

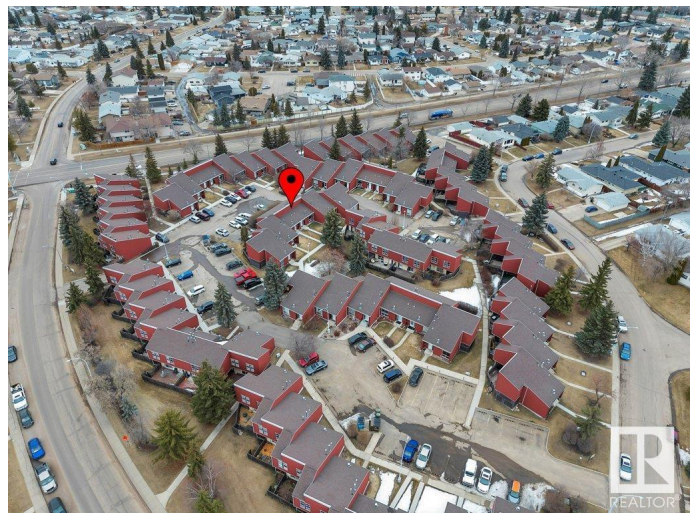
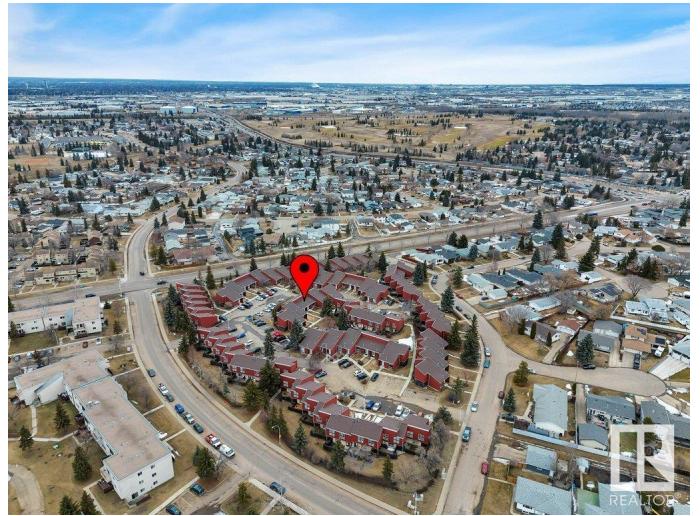
Lee Ridge, Edmonton, AB

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 | 15              |
| Zoning         | Zone 29         |

Condo Fee                \$405

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Listing information last updated on April 19th, 2025 at 4:17am MDT