

## \$190,000 - 439 2520 50 Street, Edmonton

MLS® #E4440818

**\$190,000**

2 Bedroom, 1.00 Bathroom, 804 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

A STUNNING TOP-FLOOR UNIT in a superb condition! A gorgeous END UNIT offering MAXIMUM PRIVACY, WITH NO NEIGHBOURS ON EITHER SIDE! This bright, East-facing unit features in-suite laundry and has been upgraded with newer vinyl flooring and paint. The home's LOCATION COULDN'T BE MORE PERFECT! Situated in the heart of Mill Woods, it's a stone's throw from Mill Woods Town Centre, restaurants, parks, a pond, an LRT/bus station, a library, Grey Nuns Hospital, and numerous other amenities. The home offers 2 sizeable bedrooms, a 4pc bathroom, and an in-suite storage space (you can never have too much storage!). The complex is well maintained and offers plenty of visitor parking. Come see the home in person and prepare to be impressed!

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440818  |
| Price          | \$190,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 804       |
| Acres          | 0.00      |
| Year Built     | 1995      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 439 2520 50 Street     |
| Area        | Edmonton               |
| Subdivision | Mill Woods Town Centre |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7A8                |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 29        |

Condo Fee                    \$361

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Listing information last updated on June 17th, 2025 at 3:02pm MDT