# \$249,900 - 613 Millbourne Road, Edmonton

MLS® #E4443519

### \$249.900

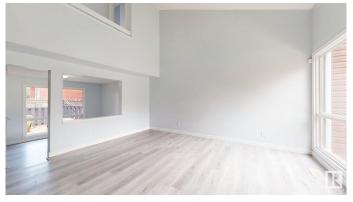
3 Bedroom, 1.50 Bathroom, 1,151 sqft Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

Move-in Ready, Elegant, Functional & Affordable â€" 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 fover 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 \$249,900

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 11

Zoning Zone 29

Condo Fee \$375

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Listing information last updated on July 1st, 2025 at 6:47pm MDT