

## \$295,000 - 1170 Millbourne, Edmonton

MLS® #E4450343

**\$295,000**

3 Bedroom, 2.00 Bathroom, 1,156 sqft  
Condo / Townhouse on 0.00 Acres

Michaels Park, Edmonton, AB

Welcome to Millbourne Green in Micheals Park, SE Edmonton! This well-maintained 2-storey townhouse offers 3 spacious bedrooms, 1.5 baths, and a single attached garage. Ideally located facing a large green space with a soccer field, skating rink, basketball court, playground, and community centre. Main floor features a large foyer, renovated kitchen with new vinyl flooring, countertops, cabinets, hardware, plus a bright dining area and cozy living room with access to the fenced backyard and a new deck. Convenient 2-pc. bath on the main floor by the single attached garage man door and front entrance .Upstairs you'll find 3 generous bedrooms and a 4-pce bath. Large fenced yard has a new deck, perfect for kids, BBQ and a family pet. The unspoiled basement includes laundry and storage space.Recent upgrades: newer furnace, hot water tank, windows, flooring, paint, and more. Close to schools, shopping, public transportation, and all amenities. A great opportunity for first-time buyers and a small family.

Built in 1975

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4450343  |
| Price  | \$295,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,156             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1170 Millbourne |
| Area        | Edmonton        |
| Subdivision | Michaels Park   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6K 1W1         |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, Parking-Visitor |
| Parking Spaces | 2                                                                       |
| Parking        | Single Garage Attached                                                  |

### Interior

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                |
| Stories      | 2                                                                                                                                        |
| Has Basement | Yes                                                                                                                                      |
| Basement     | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                |
| Exterior Features | Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Stucco                                                |
| Foundation        | Concrete Perimeter                                                 |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Grace Martin School       |
| Middle     | St. Hilda Catholic School |
| High       | Archbishop MacDonald      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 29         |
| Condo Fee      | \$593           |

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