

## \$229,500 - 1608 Mill Woods Road, Edmonton

MLS® #E4446958

**\$229,500**

2 Bedroom, 1.50 Bathroom, 1,117 sqft

Condo / Townhouse on 0.00 Acres

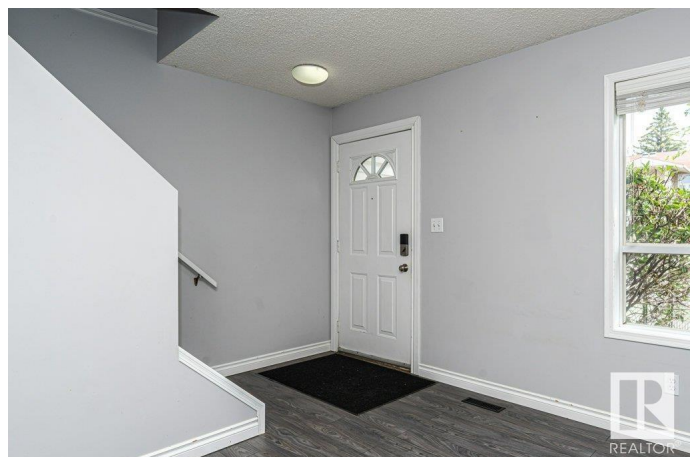
Pollard Meadows, Edmonton, AB

Perfect Investment Opportunity for First Time Home Buyers or Investors is this 1100+ SqFt 2 story condo located in this Pollard Meadows neighborhood with low condo fees, \$200! The main floor features a East facing living area letting in loads of natural light, corner Gas Fireplace, Newer Flooring in Kitchen and Bathroom area, functional kitchen with white cabinetry, and a upgraded 2 piece bath. Upstairs is a upgraded 4 piece bath, 2 generous sized bedrooms, plus duel closets to complete the Primary Suite. Downstairs is a fully finished recreation room and laundry area with plenty of storage space. Outdoors the front entrance is fenced and has space for lounging. Additional upgrades through the years include laminate floors, light fixtures, hot water tank and more. Perfectly located near schools, shopping, public transportation, and more and is a quick access to the Anthony Henday for added convenience. Move in ready!

Built in 1993

### Essential Information

MLS® #	E4446958
Price	\$229,500
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,117
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1608 Mill Woods Road
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6W4

### Amenities

Amenities	Parking-Visitor
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Pollard Meadows School  
Middle                              T.D. Baker School  
High                                W.P. Wagner School

**Additional Information**

Date Listed                      July 10th, 2025  
Days on Market                68  
Zoning                              Zone 29  
Condo Fee                        \$200

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