

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

MLS® #E4450343

**\$295,000**

3 Bedroom, 1.50 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	1.50
Full Baths	1
Half Baths	1
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                2  
Zoning                              Zone 29  
Condo Fee                        \$593

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