

## \$259,900 - 1203 6608 28 Avenue, Edmonton

MLS® #E4427436

**\$259,900**

1 Bedroom, 1.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Wow! Beautiful views from this west facing open concept suite at Mill Woods Gardens (Adult Community). The kitchen is nicely laid out with Alderwood cabinets, granite countertops, under-cabinet lighting, stainless steel appliances (brand new dishwasher March 2025) & eat up breakfast bar. You can enjoy lots of natural light from the large windows in the living room/dining space - equipped with beautiful sheer vertical drapes. There is engineered wood flooring throughout the entire suite - no carpet! The bedroom has a separate den/office space and the bathroom has an extra large walk-in shower with 2 built-in seats. Added bonus's to this suite are the central a/c, extra high ceilings, in-suite laundry & heated underground parking. Residents of the building have access to the rooftop patio where they can garden or relax & enjoy the view of Millwoods park. There is also access to the social room, exercise room, library, guest suite, dining room and friendly HomeCare staff.

Built in 2008

### Essential Information

MLS® # E4427436

Price \$259,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 820                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1203 6608 28 Avenue |
| Area        | Edmonton            |
| Subdivision | Kameyosek           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6K 2R1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Assisted Living, Detectors Smoke, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Television Connection, Rooftop Deck/Patio |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Single Indoor, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Combination  |
| # of Stories      | 15  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 83               |
| Zoning         | Zone 29          |
| Condo Fee      | \$521            |

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Listing information last updated on June 16th, 2025 at 2:48pm MDT