

## \$269,990 - 1552 Mill Woods, Edmonton

MLS® #E4429629

**\$269,990**

4 Bedroom, 1.50 Bathroom, 1,075 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. This beautifully updated townhouse is located in a vibrant, well-connected community, with LRT stations, multiple schools, and shopping all within walking distance. As a corner unit, it offers two dedicated parking spaces—most others have only one. The front and backyard are nearly three times the size of those of non-corner units, providing extra space for relaxation, gardening, or entertaining. Inside, the home features a partially finished basement with an additional room that includes a window and generous storage space. Recent renovations include fresh paint, new carpeting, upgraded electrical switches, a stylish chandelier, and modern lighting, creating a bright and inviting atmosphere. The shingles have also been recently replaced, adding to the home's long-term value. Most recent upgrades is vinyl flooring throughout the kitchen and living room.

Built in 1992

### Essential Information

MLS® # E4429629

Price \$269,990

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,075             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1552 Mill Woods |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6V5         |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 2           |
| Parking        | Stall       |

### **Interior**

|              |                             |
|--------------|-----------------------------|
| Appliances   | See Remarks                 |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2                           |
| Has Basement | Yes                         |
| Basement     | Partial, Partially Finished |

### **Exterior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Corner Lot, Fenced, No Through Road, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 29         |
| Condo Fee      | \$200           |

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