

Courtesy Of Maria Carmen P Ponticilla Of Sterling Real Estate

## \$199,900 - 434 2520 50 Street, Edmonton

MLS® #E4450830

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

Large corner unit with balcony and enjoy the view below of people and cars passing by. It maintained the quietness when balcony door is closed. 2 bedrooms and 2 baths. Master bedroom with own private bathroom and a walkthrough closet. Laundry top and bottom inside suite. Spacious spaces that can design your own layout for furniture's arrangement without limitation, only your imaginations. Amenities and Store nearby in case you run out of groceries, no car no problem, Bus Stop just nearby. If you got sick, Grey Nuns Hospital nearby. If you have a car, Anthony Henday and Whitemud easy commute and nearby. It is a place for you that everything is nearby.

Built in 1995

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450830          |
| Price          | \$199,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,066             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 434 2520 50 Street     |
| Area        | Edmonton               |
| Subdivision | Mill Woods Town Centre |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7A8                |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Intercom, No Animal Home, No Smoking Home, Storage-In-Suite |
| Parking   | Stall                                                       |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Electric                                                     |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                        |
| Exterior Features | Fenced, Gated Community, Golf Nearby, Low Maintenance Landscape, No Through Road, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 29          |

Condo Fee                    \$481

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