

## \$175,000 - 439 2520 50 Street, Edmonton

MLS® #E4440818

**\$175,000**

2 Bedroom, 1.00 Bathroom, 804 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

A STUNNING TOP-FLOOR UNIT in a superb condition! A gorgeous END UNIT offering MAXIMUM PRIVACY, WITH NO NEIGHBOURS ON EITHER SIDE! This bright, East-facing unit features in-suite laundry and has been upgraded with newer vinyl flooring and paint. The home's LOCATION COULDN'T BE MORE PERFECT! Situated in the heart of Mill Woods, it's a stone's throw from Mill Woods Town Centre, restaurants, parks, a pond, an LRT/bus station, a library, Grey Nuns Hospital, and numerous other amenities. The home offers 2 sizeable bedrooms, a 4pc bathroom, and an in-suite storage space (you can never have too much storage!). The complex is well maintained and offers plenty of visitor parking. Come see the home in person and prepare to be impressed!

Built in 1995

### Essential Information

MLS® #	E4440818
Price	\$175,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	804
Acres	0.00
Year Built	1995



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	439 2520 50 Street
Area	Edmonton
Subdivision	Mill Woods Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7A8

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	27
Zoning	Zone 29

Condo Fee                \$361

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