

# **\$199,900 - #307 260 Lewis Estates Boulevard, Edmonton**

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MLS® #E4446532

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,123 sqft  
Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

NEXT TO GOLF COURSE! Time to move out of that house to carefree condo living? Condo fees include heat, water & Snow shovelling! Located in highly desirable pet friendly Village Green II with its massive suites, & unmatched golf course views, this corner unit boasts over 1100 square feet with heated Titled parking and titled storage. A quick ride up the elevator & you are at your suite. Step inside to the large foyer leading you down the hall where you enter the living space with bright windows & an open concept kitchen which is open to the huge living area. A cozy fireplace is ideal for cooler nights. Step out onto the huge balcony with room for a BBQ, & plenty of patio furniture so you can relax . The primary suite has plenty of room for a king size bed, with a walk in closet & full 3 pce bath with walk in shower. The 2nd bedroom is just as large with room for an office & bedroom. welcome home.

Built in 2008

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4446532  |
| Price     | \$199,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,123                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | #307 260 Lewis Estates Boulevard |
| Area        | Edmonton                         |
| Subdivision | Breckenridge Greens              |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T5T 3Y4                          |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Rooftop Deck/Patio |
| Parking   | Underground        |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| # of Stories      | 4                                                                                                                     |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Log, Stucco        |
| Exterior Features | Golf Nearby        |
| Roof              | Asphalt Shingles   |
| Construction      | Log, Stucco        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 58        |
| Condo Fee      | \$746          |

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Listing information last updated on September 18th, 2025 at 9:17pm MDT