

## \$249,000 - 595 Millbourne Road, Edmonton

MLS® #E4439342

**\$249,000**

2 Bedroom, 1.50 Bathroom, 1,146 sqft

Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

Welcome to Lee Ridge Village â€“ An Ideal Starter Home or Investment Opportunity! Discover comfort and value in this bright and well-kept 2-bedroom townhouse, perfect for first-time buyers or investors. As you enter, you're welcomed by soaring ceilings that create a spacious and airy atmosphere, complete with a fireplace insert. The open concept kitchen offers plenty of workspace and storage, making it a great spot for everyday cooking and entertaining. A convenient 2-piece powder room completes the main floor. Upstairs includes a spacious primary bedroom, large closets, 4pc bathroom, and a second bedroom. The fully finished basement includes a large family room & abundant storage space. Step outside to enjoy your private, fenced backyard with a large deck, perfect for relaxing or summer barbecues. Located close to schools, shopping, and public transit, this home offers the ideal blend of comfort, convenience, and affordability.

Built in 1979

### Essential Information

MLS® # E4439342

Price \$249,000

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,146
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	595 Millbourne Road
Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3N3

### Amenities

Amenities	On Street Parking, Deck, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	8
Zoning	Zone 29
Condo Fee	\$370

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Listing information last updated on June 6th, 2025 at 8:47pm MDT