

## \$249,900 - 613 Millbourne Road, Edmonton

MLS® #E4443519

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

Lee Ridge, Edmonton, AB

Move-in Ready, Elegant, Functional & Affordable – First Time home buyers Delight! Welcome to this charming end-unit 2-storey, 3 bedroom, 1.5 bath condo nestled in the serene community of Lee Ridge. This South facing lovely home features a functional floor plan perfect for modern living. The inviting foyer seamlessly flows into bright open living room with soaring VAULTED CEILING. The semi open concept living room connects directly to the large dining room and kitchen with direct access to the patio leading to additional in suite secure storage room. A 2-PC powder room completes the main floor. The second floor features 4-PC Main Bath followed by 2 additional bedrooms and master bedroom. Partially finished basement with Laundry & Mechanical room, and large multi-purpose room invites your creativity. Excellent south central location, near Millbourne Mall, 2 min walk from LRT, easy access to Whitemud Fwy, schools, short drive to Millwoods Recreation Centre makes it an ideal family home!

Built in 1979

### Essential Information

MLS® # E4443519

Price \$249,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,151             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 613 Millbourne Road |
| Area        | Edmonton            |
| Subdivision | Lee Ridge           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 3N3             |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                                  |
| Parking        | Stall                                                                                                                                                                              |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 29         |
| Condo Fee      | \$375           |

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Listing information last updated on July 9th, 2025 at 12:32am MDT