

## \$225,000 - 306 260 Lewis Estates Boulevard, Edmonton

MLS® #E4448404

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

**GOLF COURSE VIEW!** Condo fees include heat, water & Snow shovelling! Located on the Lewis Estates Golf course in highly desirable pet friendly Village Green II with its massive suites, & unmatched golf course views, this corner unit boasts over 1400 square feet & faces the golf course! Heated parking welcomes you home. A quick ride up the elevator & you are at your suite. Step inside to the large foyer with wide plank flooring 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 & take in the treed, golf course views. 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. Units this large rarely come up, This is a must see property!

Built in 2008

### Essential Information

MLS® # E4448404

Price \$225,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,403                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 306 260 Lewis Estates Boulevard |
| Area        | Edmonton                        |
| Subdivision | Breckenridge Greens             |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5T 3Y4                         |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                     |
| Parking        | Heated, Underground                                                                                   |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                               |
| Fireplaces        | Corner                                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, No Back Lane, Private Setting, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 58         |
| Condo Fee      | \$903           |

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Listing information last updated on August 16th, 2025 at 3:17am MDT