

## \$267,900 - 1049 Millbourne, Edmonton

MLS® #E4451841

**\$267,900**

3 Bedroom, 1.50 Bathroom, 1,351 sqft  
Condo / Townhouse on 0.00 Acres

Michaels Park, Edmonton, AB

SERENITY FOUND! Welcome to this lovingly maintained & beautifully appointed townhouse in Shannon Mills, where properties rarely come available. Situated on a quiet cul-de-sac in the development, this unit features offers 4 levels, many upgrades, an attached garage, a fenced backyard & so much more. Upon entering, you will enjoy a large entryway which leads either to a BSMT ready for your ideas, or to the massive living room, complete with GRAND high ceilings & direct access to the backyard. As you move up, you will find a spacious dining area, kitchen & half bath. Proceed to the top floor & find 3 large bedrooms, including a great primary with ample space for all lifestyles. The backyard is shaded by a canopy of mature trees & backs a private walking path, offering access to different parts of this lovely development. Other upgrades include: BRAND NEW FURNACE, some new appliances, paint & more. Enjoy easy access to transit, shopping, schools, Whitemud & many other amenities. Don't miss out!

Built in 1977

### Essential Information

MLS® #	E4451841
Price	\$267,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	1049 Millbourne
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2K2

### **Amenities**

Amenities	Off Street Parking, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Malcolm Tweedle
Middle	Edith Rogers
High	Wagner

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	19
Zoning	Zone 29
Condo Fee	\$388

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