

# **\$349,900 - 49 1010 Millbourne Road, Edmonton**

MLS® #E4422716

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,514 sqft

Condo / Townhouse on 0.00 Acres

Michaels Park, Edmonton, AB

3 BEDROOM & DEN. This stunning condo boasts a spacious, open concept living with modern finishes and comfortable living spaces. The lower level features a convenient single attached garage, a generous storage room and a versatile den, perfect for a home office or extra living space. The main floor offers a half bath, a laundry room, and a walk-in pantry, providing ample storage and practicality. The kitchen is a chef's dream with quartz countertops and a convenient waterline to the fridge. Head out onto the deck with included gas line for those summer BBQ's. Upstairs you'll discover a full 4-piece bathroom, 2 large bedrooms, and a spacious master with a walk-in closet and a luxurious ensuite. This home comes with a generous \$2,500 appliance allowance, high-efficiency furnace & triple-pane windows. Don't miss this rare opportunity to own a piece of Michael's Park luxury living. MUST QUALIFY FOR FIRST PLACE PROGRAM. QUICK POSSESSION! Photos may differ from actual property. Appliances NOT included.



Built in 2024

## **Essential Information**

MLS® # E4422716

Price \$349,900

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,514             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 49 1010 Millbourne Road |
| Area        | Edmonton                |
| Subdivision | Michaels Park           |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6K 1M7                 |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                                |
| Exterior Features | Airport Nearby, Landscaped, Park/Reserve, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stone, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 83                  |
| Zoning         | Zone 29             |
| Condo Fee      | \$188               |

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