

## \$599,000 - 201 9129 35 Avenue, Edmonton

MLS® #E4446874

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Fully improved 1542 SF second floor office condo in the Millwoods Professional Centre. Improvements include 5 offices with 3 executive sized window offices, generously sized board room, attractive reception and waiting area, kitchenette and private in-suite washroom. Fully airconditioned, elevator access, 50 parking stalls with additional street parking. Zoned IB and currently used as a law office but configured in a manner that would lend itself well to a number of professional office users. Easily accessible location with exposure to the 91st Street corridor and within a couple minutes drive to Anthony Henday and the Whitemud Freeway. Multi-station male/female washrooms in common area. Condo fees of \$690/mo include natural gas and water.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446874  |
| Price      | \$599,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2017      |
| Type       | Office    |
| Status     | Active    |



**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 201 9129 35 Avenue         |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5Y1                    |

**Exterior**

|              |              |
|--------------|--------------|
| Exterior     | Block, Metal |
| Roof         | Tar & Gravel |
| Construction | Block, Metal |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 87              |
| Zoning         | Zone 41         |

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Listing information last updated on October 4th, 2025 at 10:17pm MDT