

## \$265,900 - 1049 Millbourne Road, Edmonton

MLS® #E4456935

**\$265,900**

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® # | E4456935  |
| Price  | \$265,900 |



|                |                   |
|----------------|-------------------|
| 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 Road |
| 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   | Front Drive Access, Single Garage Attached           |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                  |
| 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                      September 9th, 2025  
Days on Market                25  
Zoning                              Zone 29  
Condo Fee                        \$388

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