

# **\$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**

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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	56
Zoning	Zone 29
Condo Fee	\$188

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