

## \$208,800 - 460 2750 55 Street, Edmonton

MLS® #E4447810

**\$208,800**

2 Bedroom, 1.50 Bathroom, 894 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

Looking to downsize into a premier ADULT 55+ building in SE Edmonton? If so, consider this spacious, 894 sq/ft, 1-bedroom plus den/bedroom, 1.5-bath home with central A/C in The Estates at Lakeside! This Top-Floor home features an open-concept kitchen, dining, & living room floor plan. The kitchen offers ample storage & counter space, along with a convenient breakfast bar. The dining room provides space for a table & hutch, & the living area can be configured to your preferences. The primary bedroom is well-sized and includes a full en-suite bath with a separate tub & shower. The 2nd bedroom/den can accommodate a queen bed, & there is a guest suite available for owners. Enjoy direct access to a large balcony from the living room. Laundry facilities are conveniently located off the two-piece bath. The home has been recently updated with new flooring throughout & fresh paint. Several amenities, including a guest suite, car wash, theatre room, patio & internet café. Please note: No Pet, No Smoking building.

Built in 2005

### Essential Information

MLS® # E4447810

Price \$208,800



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	894
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	460 2750 55 Street
Area	Edmonton
Subdivision	Mill Woods Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7H5

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Metal, Vinyl
Exterior Features	Backs Onto Park/Trees, Gated Community, Golf Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	1
Zoning	Zone 29
Condo Fee	\$498

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