

## \$229,500 - 1608 Mill Woods Road, Edmonton

MLS® #E4446958

**\$229,500**

2 Bedroom, 1.50 Bathroom, 1,117 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

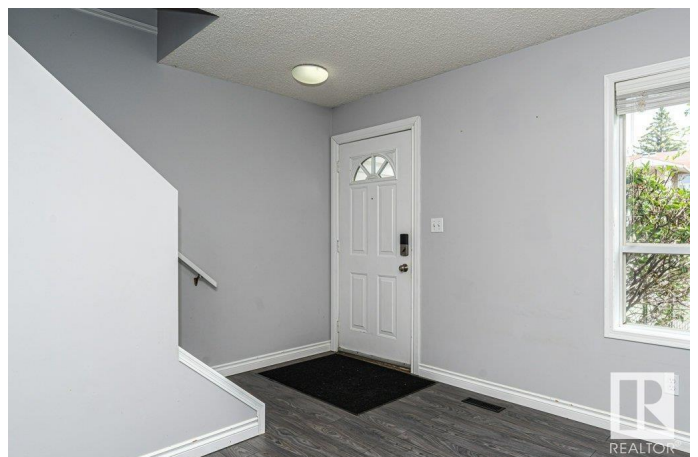
Perfect Investment Opportunity for First Time Home Buyers or Investors is this 1100+ SqFt 2 story condo located in this Pollard Meadows neighborhood with low condo fees, \$200! The main floor features a East facing living area letting in loads of natural light, corner gas burning Fireplace, dining area, functional kitchen with white cabinetry, dining area and a upgraded 2 piece bath. Upstairs is a upgraded 4 piece bath, 2 generous sized bedrooms, plus duel closets to complete the Primary Suite. Downstairs is a fully finished recreation room and laundry area with plenty of storage space. Outdoors the front entrance is fenced and has space for lounging.

Additional upgrades through the years include laminate floors, light fixtures, hot water tank and more. Perfectly located near schools, shopping, public transportation, and more and is a quick access to the Anthony Henday for added convenience. Move in ready!

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446958  |
| Price      | \$229,500 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,117             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1608 Mill Woods Road |
| Area        | Edmonton             |
| Subdivision | Pollard Meadows      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 6W4              |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Fireplace    | Yes                                                                              |
| Fireplaces   | Corner                                                                           |
| Stories      | 3                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Pollard Meadows School |
| Middle     | T.D. Baker School      |
| High       | W.P. Wagner School     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 29         |
| Condo Fee      | \$200           |

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Listing information last updated on August 13th, 2025 at 2:18pm MDT