

Courtesy Of Ricky Singh Of MaxWell Polaris

## \$319,900 - 6030 Mill Woods Rd, Edmonton

MLS® #E4465459

**\$319,900**

5 Bedroom, 2.50 Bathroom, 1,204 sqft  
Condo / Townhouse on 0.00 Acres

Meyokumin, Edmonton, AB

Welcome to Erindale Place, a well-maintained and fully renovated townhouse complex in the desirable community of Meyokumin! This spacious 5-bedroom, 2.5-bath unit offers a huge living room, bedroom on the main floor and a brand new bright kitchen featuring new stainless steel appliances and quartz countertops. The primary bedroom includes a walk-through closet, 4-piece renovated ensuite, and access to a private balcony overlooking green space. Two additional bedrooms upstairs offer double closets for great storage. The fully finished basement features an office space, full bath, laundry & plenty of storage space. The fenced yard with deck is low maintenance, and parking is easy with a single carport plus second stall. Property is freshly painted. Low condo fees make this home an excellent value! Ideal for first-time buyers, families, or investors seeking affordable ownership with strong rental potential in a convenient location close to schools, parks, shopping, and transit.

Built in 1978

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465459  |
| Price    | \$319,900 |
| Bedrooms | 5         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,204             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6030 Mill Woods Rd |
| Area        | Edmonton           |
| Subdivision | Meyokumin          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 1N5            |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Single Carport, Stall                                               |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Fireplace         | Yes                                                                               |
| Fireplaces        | See Remarks                                                                       |
| Stories           | 3                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Finished                                                                    |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                     |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Meyokumin School    |
| Middle     | Kiswætisiwin School |
| High       | J Percy Page School |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 29             |
| Condo Fee      | \$431               |

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Listing information last updated on November 18th, 2025 at 7:02am MST