

## **\$230,000 - 270 2750 55 Street, Edmonton**

MLS® #E4439179

**\$230,000**

2 Bedroom, 2.00 Bathroom, 856 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

Welcome to this well maintained, very clean, 2 bed, 2 bath home in a 55+ little sanctuary in the middle of town! This complex backs onto a beautiful park w/pond & walking trails! Plenty of natural light & an open concept living area which leads to a spacious, covered balcony. It offers a well functioning designed kitchen layout with stainless steel appliances. IN SUITE LAUNDRY!! AC!! Large primary bedroom that accommodates a king size bed, w/ ample closet space & a 3-piece ensuite. Finishing off with a 2nd bed & 4pc bath for guests. Underground parking & storage cage for the extras. This building has much to offer. Exercise room, theater, EXTRA GUEST SUITE, internet caf  , social room, workshop, CARWASH & large COMMON PUBLIC PATIO down the hall overlooking pond. The building is well maintained, & very secure. Does not allow pets or smoking. Two elevators offer security in the event of one breaking down. Nearby LRT, transit, mall, groceries, hospital, police station. A wonderful community to call home!

Built in 2005

### **Essential Information**

MLS® # E4439179

Price \$230,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	270 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, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, See Remarks, Storage Cage
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs    Onto    Park/Trees,    Golf    Nearby,    Landscaped,    Public Transportation, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	42
Zoning	Zone 29
Condo Fee	\$470

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