

# \$224,900 - 1168 Millbourne Road, Edmonton

MLS® #E4452682

## \$224,900

3 Bedroom, 1.50 Bathroom, 1,130 sqft  
Condo / Townhouse on 0.00 Acres

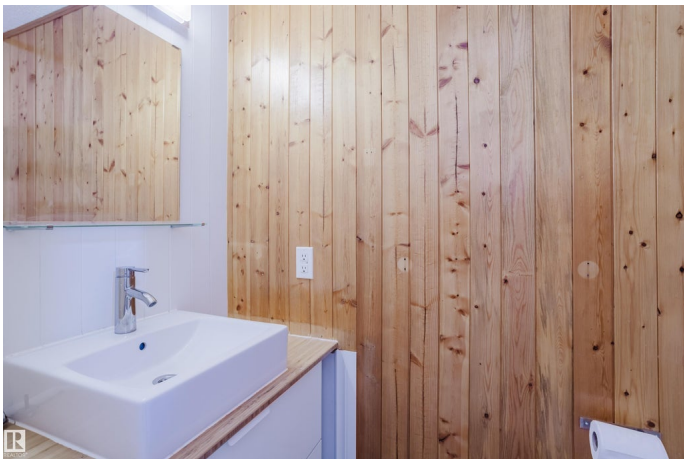
Michaels Park, Edmonton, AB

Fresh, Bright & Ready for You – Townhouse Facing Open Green Space! Step inside this 1,130 sq/ft gem with a fully finished 565 sq/ft basement and feel right at home. With 3 spacious bedrooms, 1.5 baths, and a layout designed for comfort, this home shines with fresh paint and durable LVP flooring throughout. The bright main floor flows into a functional kitchen and inviting living area, while the basement offers endless possibilities – rec room, home office, or gym. Enjoy the convenience of a single garage and the tranquility of a quiet location facing a wide-open field for extra privacy and beautiful views. Move-in ready, well-priced, and perfect for first-time buyers or savvy investors – this is one you don’t want to miss!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452682  |
| Price          | \$224,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,130     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1975              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1168 Millbourne Road |
| Area        | Edmonton             |
| Subdivision | Michaels Park        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6K 1W1              |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, Parking-Visitor, Television Connection |
| Parking   | Single Garage Attached                                                                                     |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 29           |

Condo Fee                      \$443

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Listing information last updated on September 7th, 2025 at 11:47am MDT