

## \$269,900 - 1049 Millbourne, Edmonton

MLS® #E4451841

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,351 sqft  
Condo / Townhouse on 0.00 Acres

Michaels Park, Edmonton, AB

SERENITY FOUND! Welcome to this lovingly maintained & beautifully appointed townhouse in Shannon Mills, where properties rarely come available. Situated on a quiet cul-de-sac in the development, this unit features offers 4 levels, many upgrades, an attached garage, a fenced backyard & so much more. Upon entering, you will enjoy a large entryway which leads either to a BSMT ready for your ideas, or to the massive living room, complete with GRAND high ceilings & direct access to the backyard. As you move up, you will find a spacious dining area, kitchen & half bath. Proceed to the top floor & find 3 large bedrooms, including a great primary with ample space for all lifestyles. The backyard is shaded by a canopy of mature trees & backs a private walking path, offering access to different parts of this lovely development. Other upgrades include: BRAND NEW FURNACE, some new appliances, paint & more. Enjoy easy access to transit, shopping, schools, Whitemud & many other amenities. Don't miss out!

Built in 1977

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451841  |
| Price  | \$269,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,351             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1049 Millbourne |
| Area        | Edmonton        |
| Subdivision | Michaels Park   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6K 2K2         |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Off Street Parking, No Smoking Home, Parking-Visitor |
| Parking   | Single Garage Attached                               |

### Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Fireplace    | Yes                                                           |
| Fireplaces   | See Remarks                                                   |
| Stories      | 3                                                             |
| Has Basement | Yes                                                           |
| Basement     | Full, Unfinished                                              |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Malcolm Tweedle |
| Middle     | Edith Rogers    |
| High       | Wagner          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 29          |
| Condo Fee      | \$369            |

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Listing information last updated on August 14th, 2025 at 9:47am MDT