

## \$2,199,900 - 149-153 Millbourne Road, Edmonton

MLS® #E4455712

**\$2,199,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Lee Ridge, Edmonton, AB

Rare opportunity to acquire a purpose-built 9-unit townhouse complex in the established community of Lee Ridge. Each unit offers 3 spacious bedrooms, appealing to long-term family tenants and ensuring strong rental demand. The property is strategically located with direct access to major arteries including 97 Street, Whitemud Drive, Anthony Henday, 66 Street, 34 Avenue, and 75 Street, placing it minutes from Mill Woods Town Centre, Costco, Southgate Mall, South Edmonton Common, Grey Nuns Hospital, and the Mill Woods Rec Centre. Units 109, 151, and 153 have been renovated, while others present upside for future value-add improvements. Fully tenanted with reliable cash flow and supported by ample on-site parking, this asset combines stability with growth potential in one of Southeast Edmonton's most connected neighbourhoods.

Built in 1976

### Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4455712                |
| Price      | \$2,199,900             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1976                    |
| Type       | Multi-Family Commercial |



Status                      Active

**Community Information**

Address                    149-153 Millbourne Road  
Area                        Edmonton  
Subdivision               Lee Ridge  
City                         Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T6K 0N1

**Exterior**

Exterior                   Stucco, Vinyl, Wood Frame  
Roof                       Asphalt Shingles  
Construction             Stucco, Vinyl, Wood Frame

**Additional Information**

Date Listed               September 2nd, 2025  
Days on Market         57  
Zoning                     Zone 29

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Listing information last updated on October 29th, 2025 at 7:47pm MDT