

## \$225,000 - 1608 Mill Woods Road, Edmonton

MLS® #E4462852

**\$225,000**

2 Bedroom, 1.50 Bathroom, 1,123 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

YOU WOULDN'™T WANT TO MISS THIS! Tucked into the friendly community of POLLARD MEADOWS, this charming 2-STOREY TOWNHOUSE feels instantly like home. Step inside to a BRIGHT, WELCOMING LIVING ROOM filled with natural light and anchored by a COZY CORNER GAS FIREPLACE perfect for curling up on cool evenings. The FUNCTIONAL KITCHEN offers plenty of CUPBOARD and COUNTER SPACE, while a CONVENIENT 2-PIECE BATHROOM completes the main level. Upstairs, you'™ll find TWO SPACIOUS BEDROOMS, including a PRIMARY SUITE with DUAL CLOSETS, and an UPDATED 4-PIECE BATHROOM. The FULLY FINISHED BASEMENT extends your living space with a LARGE REC ROOM, LAUNDRY AREA, and AMPLE STORAGE. Outside, your PRIVATE FENCED FRONT YARD is the perfect spot for morning coffee or a quiet evening unwind. With LOW CONDO FEES, MODERN UPDATES, with a BRAND-NEW FURNACE and a LOCATION close to SCHOOLS, PARKS, SHOPPING, and PUBLIC TRANSPORTATION, this home is ready for you to move in and make it your own.

Built in 1993

### Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | E4462852          |
| Price          | \$225,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,123             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1608 Mill Woods Road |
| Area        | Edmonton             |
| Subdivision | Pollard Meadows      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 6W4              |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Smoking Home, Parking-Visitor |
| Parking   | Stall                                                   |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                |
| Fireplace    | Yes                                                      |
| Fireplaces   | Corner                                                   |
| Stories      | 3                                                        |
| Has Basement | Yes                                                      |
| Basement     | Full, Finished                                           |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 29            |
| Condo Fee      | \$200              |

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Listing information last updated on October 27th, 2025 at 4:03pm MDT