

## \$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 | 19             |
| Zoning         | Zone 29        |
| Condo Fee      | \$470          |

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Listing information last updated on June 17th, 2025 at 4:02pm MDT