

## \$199,000 - 113 2508 50 Street, Edmonton

MLS® #E4445940

**\$199,000**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

Spacious 2 Bed+1 Den and 2 Bath Condo in the Heart of Millwoods! Welcome to this bright and spacious 2 bedroom, 2 full bathroom main floor condo offering over 1100 sq ft of comfortable living space. The open-concept layout includes a functional kitchen with a breakfast bar, a large dining area, and a cozy living room that opens onto a private covered patio. Both bedrooms are generously sized and can accommodate king-sized beds. The primary bedroom features a walk-through closet and its own full ensuite. One Assigned Parking stall also comes with the unit for extra convenience. Additional highlights include in-suite laundry, ample storage, and a convenient location just steps from Millwoods Town Centre, the LRT station, Grey Nuns Hospital, parks, schools, and public transit. Ideal for first-time buyers, down sizers, or investors!

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445940  |
| Price          | \$199,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,109     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1993                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 113 2508 50 Street     |
| Area        | Edmonton               |
| Subdivision | Mill Woods Town Centre |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 6X9                |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | Stall, See Remarks                                                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                     |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 64             |
| Zoning         | Zone 29        |
| Condo Fee      | \$505          |

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