

## \$229,500 - 1608 Mill Woods Road, Edmonton

MLS® #E4446958

**\$229,500**

2 Bedroom, 1.50 Bathroom, 1,117 sqft  
Condo / Townhouse on 0.00 Acres

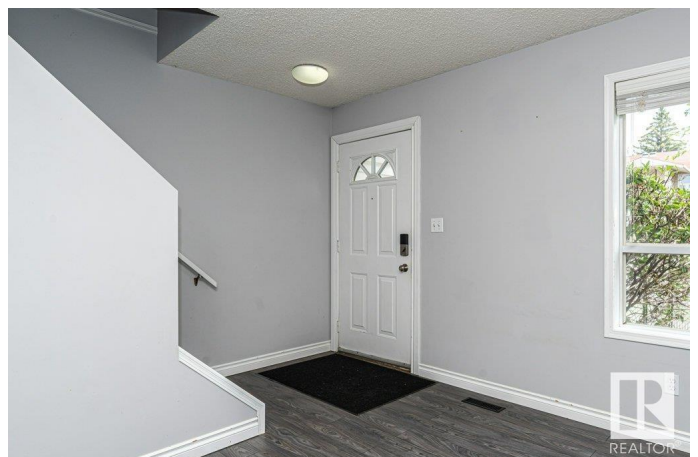
Pollard Meadows, Edmonton, AB

Perfect Investment Opportunity for First Time Home Buyers or Investors is this 1100+ SqFt 2 story condo located in this Pollard Meadows neighborhood with low condo fees, \$200! The main floor features a East facing living area letting in loads of natural light, corner Gas Fireplace, Newer Flooring in Kitchen and Bathroom area, functional kitchen with white cabinetry, and a upgraded 2 piece bath. Upstairs is a upgraded 4 piece bath, 2 generous sized bedrooms, plus duel closets to complete the Primary Suite. Downstairs is a fully finished recreation room and laundry area with plenty of storage space. Outdoors the front entrance is fenced and has space for lounging. Additional upgrades through the years include laminate floors, light fixtures, hot water tank and more. Perfectly located near schools, shopping, public transportation, and more and is a quick access to the Anthony Henday for added convenience. Move in ready!

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446958  |
| Price     | \$229,500 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,117             |
| 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 | Parking-Visitor |
| Parking   | Stall           |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| 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

**School Information**

Elementary                      Pollard Meadows School  
Middle                              T.D. Baker School  
High                                W.P. Wagner School

**Additional Information**

Date Listed                      July 10th, 2025  
Days on Market                69  
Zoning                              Zone 29  
Condo Fee                        \$200

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Listing information last updated on September 16th, 2025 at 9:47pm MDT