

## \$124,900 - 435 2520 50 Street, Edmonton

MLS® #E4456304

**\$124,900**

1 Bedroom, 1.00 Bathroom, 637 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

â€œNEWLY RENOVATED - First Time Home Buyers / Investorâ€™s Delight!!!â€• â€œ This beautiful top floor 1-bedroom, 1-bathroom Condo Unit is in "move-in" ready condition. This EAST exposure unit fills the entire Condo with lots of morning Sunlight. Enjoy bright living room, dining area, and galley kitchen with a pass through, The large bedroom adjoins the 4-pc bathroom and in-suite laundry, storage room. The cozy living room has sliding doors to a large East balcony. It comes with 1 parking stall and fabulous building offers elevators & secure access. Low Condo fees include heat and water. Ideally located in the heart of Millwoods; Walking distance to Grey Nuns hospital, Public Library, LRT and Public Transit Station, Shopping, Schools, Convenient access to major commuting routes, complemented by walking trails, scenic ponds, and a blend of cleanliness, comfort, and convenience! Make this your new home today!...

Built in 1995

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456304  |
| Price     | \$124,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 637                    |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 435 2520 50 Street     |
| Area        | Edmonton               |
| Subdivision | Mill Woods Town Centre |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7A8                |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking Spaces | 1                                                                                                             |
| Parking        | Stall                                                                                                         |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Geo Thermal                                                                              |
| # of Stories | 4                                                                                                   |
| Stories      | 4                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                          |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 42                  |
| Zoning         | Zone 29             |
| Condo Fee      | \$289               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 17th, 2025 at 5:17pm MDT