

## \$245,000 - 3557 Mill Woods Road, Edmonton

MLS® #E4460742

### \$245,000

3 Bedroom, 1.50 Bathroom, 1,248 sqft

Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

6 unit self managed complex is in a great location, close to shopping and across the street from Minchau Elementary School, park and close to walking trails in the ravine. 3 bedroom, 1.5 bathroom plus loft features a spacious design at 1250 square feet, vaulted ceiling, wood burning brick fireplace, kitchen with plenty of oak cabinets and pantry, patio doors to the West facing, fenced back yard with outdoor storage area. A good sized primary bedroom has double closets, two more bedrooms each with double windows, the main bathroom has double sinks, and a loft overlooking the fireplace completes the upper level. The basement is partially finished, has plenty of storage, laundry, and the skylights lets in plenty of natural light. Ready to move in and enjoy! Low condo fees of \$275/month.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460742  |
| Price          | \$245,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,248     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1981              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3557 Mill Woods Road |
| Area        | Edmonton             |
| Subdivision | Minchau              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 5M1              |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Vaulted Ceiling                                                            |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access, Single Garage Detached, Stall |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Brick Facing                                                     |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

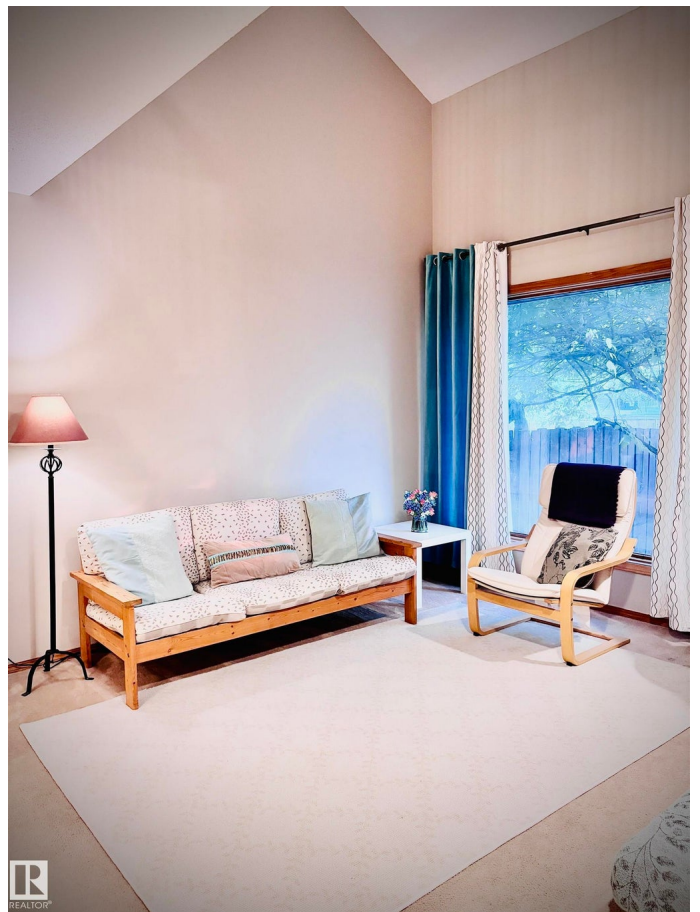
### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 17                |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$275   |



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Listing information last updated on October 19th, 2025 at 7:17am MDT