

## \$175,000 - 304 2508 50 Street, Edmonton

MLS® #E4451762

**\$175,000**

2 Bedroom, 1.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

**MARVELOUS in MILL WOODS!** A well-maintained unit offering privacy with **NO NEIGHBOURS ON EITHER SIDE!** This bright, East-facing unit features in-suite laundry and plenty of living space. The home's **LOCATION COULDN'T BE MORE PERFECT!** Situated in the heart of Mill Woods, it's a stone's throw from Mill Woods Town Centre, restaurants, parks, a pond, an LRT/bus station, a library, Grey Nuns Hospital, and numerous other amenities. The home offers 2 sizeable bedrooms, a 4pc bathroom, and a large laundry room with lots of room for storage (you can never have too much storage!). The complex is well maintained and offers plenty of visitor parking. Come see the home in person and prepare to be impressed!

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451762  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 936       |
| Acres          | 0.00      |
| Year Built     | 1993      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 304 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 |
| Parking   | Stall                                                              |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                           |
| # of Stories | 4                                                                |
| Stories      | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 29          |
| Condo Fee      | \$415            |

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Listing information last updated on August 13th, 2025 at 8:02am MDT