

## \$158,750 - 224 2520 50 Street, Edmonton

MLS® #E4430478

**\$158,750**

2 Bedroom, 2.00 Bathroom, 797 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

Welcome to Central Millwoods Living! Say hello to comfort, convenience, and carefree living in this bright and charming 2-bedroom condo with nearly 800 sqft of well-used space. Nestled in a prime spot near Grey Nuns Hospital, Millwoods Town Centre, grocery stores, banks, shops, and a variety of elementary, junior high, and high schools—convenience is truly at your doorstep. There's also quick access to the Whitemud, Anthony Henday Drive or transit access just down the street. Inside, you'll love the smart California split layout, perfect for having friends or family over while still enjoying your own space. The primary bedroom comes with a walk-through closet and private 4 piece ensuite bathroom. With in-suite laundry plus extra storage, and low condo fees, you've got all the perks wrapped up in one tidy package. Whether you're a first-time buyer, savvy investor, or just ready to simplify life a little—this gem is ready to welcome you home.

Built in 1995

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430478  |
| Price    | \$158,750 |
| Bedrooms | 2         |





|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 797                    |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 224 2520 50 Street     |
| Area        | Edmonton               |
| Subdivision | Mill Woods Town Centre |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7A8                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Sprinkler System-Fire |
| Parking   | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                              |
| Exterior Features | Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stucco                              |



Foundation                      Slab

**School Information**

Elementary                      Mary Hanley/Weinlos  
Middle                            Holy Family/Kate Chegwin  
High                                Holy Trinity/J. Percy Page

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                10  
Zoning                            Zone 29  
Condo Fee                        \$361

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