

## \$189,900 - 61 1503 Mill Woods, Edmonton

MLS® #E4449225

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Crawford Plains, Edmonton, AB

INVESTOR ALERT!!! Welcome to this bright and spacious to floor carriage style condo in Tamarack South, offering 2 bedrooms, 2 bathrooms, a spacious living room, dining area, an expansive kitchen and in suite laundry. Featuring a MASSIVE private balcony that is prime for relaxation, barbecuing, morning coffee & entertainment! Enjoy low-maintenance living with low condo fees, outdoor storage, and an energized parking stall. Professionally managed complex with excellent proximity to schools, shopping, public transit, and just minutes to Whitemud Drive and Mill Woods Town Centre. Buyer must assume existing tenants, making this a turnkey, cash-flowing investment from day one.



Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449225  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,017     |
| Acres          | 0.00      |
| Year Built     | 1980      |

|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Carriage          |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 61 1503 Mill Woods |
| Area        | Edmonton           |
| Subdivision | Crawford Plains    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 4C2            |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Deck  |
| Parking   | Stall |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 29         |

Condo Fee                \$403

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 August 3rd, 2025 at 6:32am MDT