

## \$220,000 - 174 2750 55 Street, Edmonton

MLS® #E4448077

**\$220,000**

1 Bedroom, 1.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

55+ BUILDING ~ BACKING a GORGEOUS PARK and LAKE - The Estates at Lakeside is all about lifestyle. Exceptionally well located and maintained this property offers everything you can imagine and more. From one of the best equipped fitness centres, to an internet cafe and movie theatre, to a work shop and guest suite. And more! The "more" is that it is walking distance to every imaginable amenity including the Grey Nuns Hospital, malls, restaurants, medical centers, the LRT. The police station is across the road and best of all it sits on one of the most beautiful parks and lakes in the city. Walk out your door and you feel like you've left the city. It's an amazing experience! Inside this ground level home it feels like a brand new condo. Fresh paint, and brand new heat pump, newer appliances and flooring and it feels amazing. A short walk down the hall leads to the underground parking just steps from the elevator, and getting in and out is super easy. You couldn't ask for a better opportunity, so hurry!

Built in 2005

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448077  |
| Price    | \$220,000 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 879                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 174 2750 55 Street     |
| Area        | Edmonton               |
| Subdivision | Mill Woods Town Centre |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7H5                |

### Amenities

|               |                                                                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Patio, Security Door, Storage-Locker Room, Vinyl Windows |
| Parking       | Heated, Underground                                                                                                                                          |
| Is Waterfront | Yes                                                                                                                                                          |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Heat Pump, Natural Gas                                                             |
| Fireplace    | Yes                                                                                |
| Fireplaces   | Mantel                                                                             |
| # of Stories | 4                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

Exterior Features    Backs   Onto   Lake,   Golf  
                                 Playground Nearby, Public T  
Roof                    Asphalt Shingles  
Construction        Wood, Vinyl  
Foundation          Concrete Perimeter

**Additional Information**

Date Listed            July 16th, 2025  
Days on Market      20  
Zoning                 Zone 29  
Condo Fee            \$470



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