

# \$194,900 - 109 2508 50 Street, Edmonton

MLS® #E4428585

**\$194,900**

2 Bedroom, 1.00 Bathroom, 792 sqft  
Condo / Townhouse on 0.00 Acres

Mill Woods Town Centre, Edmonton, AB

Rare opportunity to own a fully renovated condo by Mill Woods Town Centre—perfect for investors or homeowners seeking low condo fees in a well-managed building. Renovated in 2022 with over \$30,000 in upgrades, this 2-bed, 1-bath unit features a new kitchen with granite countertops, soft-close cabinetry, and under-cabinet lighting, plus updated electrical, LED lighting, fresh paint, and new appliances. Enjoy peace of mind with low condo fees, while waking up to the serene sound of geese from your rare pond-facing balcony. Laminate flooring flows throughout the living spaces, with tile in the bathroom and laundry room. Tucked onto a quiet keyhole crescent, this home offers easy access to transit, Whitemud, shopping, trails, and restaurants. Move-in ready with no renovations needed—just relax and enjoy!

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428585  |
| Price          | \$194,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 792       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1993                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109 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 Spaces | 1                               |
| Parking        | Stall                           |

### Interior

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

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                   |

### School Information

|            |                |
|------------|----------------|
| Elementary | Weinlos School |
|------------|----------------|

|        |                  |
|--------|------------------|
| Middle | Rosslyn School   |
| High   | WP Wagner School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 29         |
| Condo Fee      | \$367           |

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Listing information last updated on April 16th, 2025 at 3:32pm MDT