

## \$629,000 - 201 9129 35 Avenue, Edmonton

MLS® #E4446874

**\$629,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Fully improved 1542 SF second floor office condo in the Millwoods Professional Centre. Improvements include 5 offices with 3 executive sized window offices, generously sized board room, attractive reception and waiting area, kitchenette and private in-suite washroom. Fully airconditioned, elevator access, 50 parking stalls with additional street parking. Zoned IB and currently used as a law office but configured in a manner that would lend itself well to a number of professional office users. Easily accessible location with exposure to the 91st Street corridor and within a couple minutes drive to Anthony Henday and the Whitemud Freeway. Multi-station male/female washrooms in common area. Condo fees of \$690/mo include natural gas and water.

Built in 2017

### Essential Information

MLS® #	E4446874
Price	\$629,000
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Office
Status	Active



**Community Information**

Address	201 9129 35 Avenue
Area	Edmonton
Subdivision	Strathcona Industrial Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5Y1

**Exterior**

Exterior	Block, Metal
Roof	Tar & Gravel
Construction	Block, Metal

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 41

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 July 12th, 2025 at 9:47pm MDT