

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

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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
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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      12  
Zoning                 Zone 29  
Condo Fee            \$470



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