

## \$225,000 - 6030 Mill Woods Road, Edmonton

MLS® #E4451047

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,107 sqft  
Condo / Townhouse on 0.00 Acres

Meyokumin, Edmonton, AB

Erindale Place is a well maintained townhouse complex in the desirable community of Meyokumin. This 3 bedroom 1.5 bath unit has some awesome features. A flex room on main floor which could be used as a dining room, office or hobby room. The living room has a fireplace which has been converted to electric. Primary bedroom has a walk through closet into the 4 pc "cheater ensuite." Access to a private balcony overlooking the walkway green space behind the unit. Two of the other upstairs bedrooms have double size closets for great storage. The basement is fully developed with 3 areas, a den, a rec room and a family room. Laundry facilities are in the utility room. The fully fenced yard is low maintenance with a deck. The Condo Corp is redoing the balcony and this unit is scheduled to be done this summer. No more street parking your second vehicle as there is a single carport and 2nd parking stall. Clean and ready for possession or take some time to do some upgrades and personalize the home for your own taste.

Built in 1978

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451047  |
| Price  | \$225,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,107             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6030 Mill Woods Road |
| Area        | Edmonton             |
| Subdivision | Meyokumin            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 1N5              |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Deck, Front Porch, Hot Water Natural Gas, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                     |
| Parking        | Single Carport, Stall                                                                 |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Fireplace    | Yes                                                                                 |
| Fireplaces   | Stone Facing                                                                        |
| Stories      | 3                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Finished                                                                      |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

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

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Meyokumin School      |
| Middle     | Kisāwā̃tisiwin School |
| High       | J Percy Page School   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 29          |
| Condo Fee      | \$431            |

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Listing information last updated on August 4th, 2025 at 11:47pm MDT