



## 1035 MILLBOURNE Road Edmonton AB

\$275,000

In the family friendly neighborhood of Michaels Park, natural light floods 3 bed 1.5 bath townhouse, creating an ambiance of warmth and comfort. Upon entry the built in closet provides ample space for coats and gear alike. Up a few stairs entertaining is a joy in the expansive family room, where soaring ceilings and a cozy gas fireplace invite guests to gather and unwind. From here step into the fenced yard to enjoy your private outdoor space. Up a few stairs you find an additional living space, 2 pc powder room, and the bright updated kitchen with eat in dining area. Upstairs you'll find a generous size primary bedroom with walk in closet, 5 piece main bathroom, laundry and 2 additional spacious bedrooms. An unspoiled bsmt and single garage complete the unit Conveniently located near schools, parks, playgrounds, and public transportation, this home offers the perfect blend of comfort and accessibility. Whether you're a discerning homeowner or an astute investor, this is an opportunity not to be missed.

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

ashley@ashleytichkowsky.com  
<http://ashleytichkowsky.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)