



## 1540 MILL WOODS Edmonton AB

\$269,900

Welcome to Newport Beach, a family-friendly townhouse complex in Southeast Edmonton, ideally situated within walking distance to schools. This charming 2-storey home features a bright and spacious living room that flows effortlessly into a well-lit dining area, with natural light from both the living room and kitchen windows. The main floor includes a 2-piece bathroom and offers direct access to a deck and fenced yard. There is also a parking stall with additional visitor parking right in front of the unit. Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. The fully finished, freshly painted basement adds even more living space, complete with a family room and laundry area. Located near parks, playgrounds, and public transit, and just minutes from shopping and other amenities, this home offers low condo fees, making it a fantastic opportunity for families or investors.

Listing Presented By:



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