

## \$274,900 - 1203 6608 28 Avenue, Edmonton

MLS® #E4427436

**\$274,900**

1 Bedroom, 1.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Wow! Beautiful views from this west facing open concept suite at Mill Woods Gardens (Adult Community). The kitchen is nicely laid out with Alderwood cabinets, granite countertops, under-cabinet lighting, stainless steel appliances (brand new dishwasher March 2025) & eat up breakfast bar. You can enjoy lots of natural light from the large windows in the living room/dining space - equipped with beautiful sheer vertical drapes. There is engineered wood flooring throughout the entire suite - no carpet! The bedroom has a separate den/office space and the bathroom has an extra large walk-in shower with 2 built-in seats. Added bonus's to this suite are the central a/c, extra high ceilings, in-suite laundry & heated underground parking. Residents of the building have access to the rooftop patio where they can garden or relax & enjoy the view of Millwoods park. There is also access to the social room, exercise room, library, guest suite, dining room and friendly HomeCare staff.

Built in 2008

### Essential Information

MLS® # E4427436

Price \$274,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1203 6608 28 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2R1

### Amenities

Amenities	Air Conditioner, Assisted Living, Detectors Smoke, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Television Connection, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Combination
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
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Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	28
Zoning	Zone 29
Condo Fee	\$521

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