

Courtesy Of Kendra N Chisholm Of CIR Realty

## \$215,000 - 11 1411 Mill Woods Road, Edmonton

MLS® #E4428901

**\$215,000**

3 Bedroom, 1.50 Bathroom, 1,182 sqft  
Condo / Townhouse on 0.00 Acres

Crawford Plains, Edmonton, AB

Discover this delightful 2-storey end-unit townhome in the welcoming community of Crawford Plains! Offering 3 bedrooms and a well-designed layout, this home is ideal for first-time buyers or savvy investors looking for a fantastic opportunity. Step inside to find spacious living and dining areas. The kitchen features classic golden oak cabinetry and pristine white appliances, you'll have plenty of storage and prep space for all your culinary needs. Upstairs, you'll find a stylish full bathroom and three well-appointed bedrooms. The two secondary bedrooms are ideal for children or a space to work from home. The primary bedroom is generously sized, complete with a large closet and a cozy nook—ideal for a dressing area or makeup station. Enjoy the outdoors in your private, fenced-in yard perfect for relaxing, entertaining, or starting a small garden. At the heart of the neighbourhood lies Crawford Plains Park, featuring a playground and sports fields, ideal for a summer day spent outside!

Built in 1981

### Essential Information

MLS® #	E4428901
Price	\$215,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	11 1411 Mill Woods Road
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4T3

### **Amenities**

Amenities	On Street Parking, Parking-Extra
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Crawford Plains
Middle	TD Baker
High	WP Wagner

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	Zone 29
Condo Fee	\$351

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