

## \$360,000 - 8415 Mill Woods Road, Edmonton

MLS® #E4435403

**\$360,000**

3 Bedroom, 2.00 Bathroom, 1,014 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Welcome to this beautifully upgraded detached 2-storey home with no condo fees, perfect for first-time buyers or investors. Located on a quiet cul-de-sac in Mill Woods, this home features a single attached garage, a fully finished basement, and a spacious private backyard. Recent upgrades include a new roof (2024), new kitchen cabinets and appliances (2024), new LVP flooring on the main floor (2024) and in the basement (2025), as well as an updated upstairs bathroom with new flooring and vanity (2024). The main floor offers a bright kitchen and dining area, and a spacious living room with an electric fireplace and access to the backyard deck. Upstairs, youâ€™ll find three well-sized bedrooms and a four-piece bathroom. The basement includes a large family room and an additional three-piece bathroom. This move-in-ready home is conveniently located close to the Woodvale LRT station, Millbourne Shopping Centre, multiple schools, and playgrounds, offering both comfort and exceptional convenience.

Built in 1976

### Essential Information

MLS® # E4435403

Price \$360,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,014                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8415 Mill Woods Road |
| Area        | Edmonton             |
| Subdivision | Richfield            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6K 2P6              |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Hot Water Natural Gas |
| Parking Spaces | 2                           |
| Parking        | Single Garage Attached      |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | See Remarks  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 9th, 2025 |
| Zoning      | Zone 29       |

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