

# \$199,900 - 422 2520 50 Street, Edmonton

MLS® #E4450722

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,126 sqft  
Condo / Townhouse on 0.00 Acres

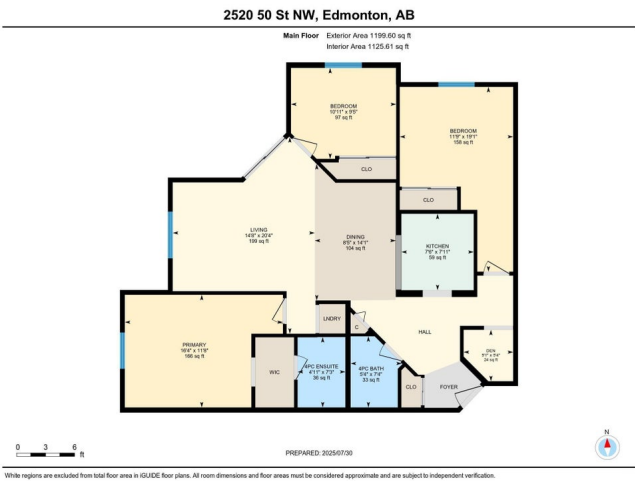
Mill Woods Town Centre, Edmonton, AB

This beautifully renovated top-floor corner unit offers nearly 1,200 sq. ft. of bright, open living space, featuring 3 spacious bedrooms and 2 full bathrooms. Located at the prime intersection of 23 Avenue and 50 Street in Edmonton, itâ€™s just steps from Grey Nuns Hospital, Mill Woods Town Centre, the library, parks, golf courses, and all major grocery stores. Enjoy peaceful pond views from this quiet, private 4th-floor unit. With recent upgrades throughout, this home is move-in ready and ideal for families, professionals, or investors. A motivated seller makes this an excellent opportunity in a highly desirable location.

Built in 1995

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450722          |
| Price          | \$199,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,126             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                       |
|--------|-----------------------|
| Style  | Multi Level Apartment |
| Status | Active                |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 422 2520 50 Street     |
| Area        | Edmonton               |
| Subdivision | Mill Woods Town Centre |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7A8                |

### Amenities

|               |             |
|---------------|-------------|
| Amenities     | See Remarks |
| Parking       | Stall       |
| Is Waterfront | Yes         |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating           | Baseboard, Electric                                         |
| # of Stories      | 4                                                           |
| Stories           | 4                                                           |
| Has Basement      | Yes                                                         |
| Basement          | None, No Basement                                           |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                                     |
| Exterior Features | Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Composition                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 29          |

Condo Fee                \$517

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Listing information last updated on August 3rd, 2025 at 10:18pm MDT