

# **\$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
Days on Market	6
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2025 at 2:47pm MDT