

## **\$249,000 - 1405 6608 28 Avenue, Edmonton**

MLS® #E4434130

**\$249,000**

1 Bedroom, 1.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

55+ TURNKEY CONDO! Fully remodelled one bedroom with sweeping east-facing views PLUS IN-SUITE LAUNDRY & AIR CONDITIONING. The walkability to everything here is 10+++ . Stroll over to Mill Woods Town Centre to enjoy a coffee or a gift shopping trip. Enjoy a massive green space directly across the street or grab a fitness class or a swim at the nearby city recreation centre. A short drive to Costco and major arteries connecting to the rest of the city. Edmonton's brand new Valley Line LRT is steps outside the building. CONDO FEE INCLUDES ALL UTILITIES (even electricity) + BASIC CABLE. TITLED U/G PARKING STALL. The building is well lit & comes w/ STORAGE UNIT. This adult community is connected to Shepherd's Care Facility providing you access to full care services if ever needed. A full service dining room is available for main floor meals/in-suite delivery - all for a fee. All residents have access to the guest suite, 4th floor patio & garden, chapel & social room. Lovely place to land!

Built in 2008

### **Essential Information**

MLS® # E4434130

Price \$249,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1405 6608 28 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2R1

### Amenities

Amenities	Air Conditioner, Assisted Living, Deck, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
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Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	Zone 29
Condo Fee	\$442

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Listing information last updated on May 13th, 2025 at 6:02pm MDT