

## \$209,900 - 1308 Lakewood, Edmonton

---

MLS® #E4449208

### \$209,900

3 Bedroom, 1.50 Bathroom, 1,115 sqft  
Condo / Townhouse on 0.00 Acres

Tipaskan, Edmonton, AB

INVESTOR ALERT!!! Welcome to this beautiful well maintained 3 bed, 1 bath townhome in Mill Woods! The spacious main-floor offers a bright living room, functional kitchen & gorgeous dining area. The backyard is privately fenced which is ideal for children & pets. Upstairs offers 3 large bedrooms & a full bathroom. The finished basement adds a bonus living space and/or storage! The low condo fees in this professionally managed complex make this an extremely affordable option ! Steps away from schools, parks, public transit & many other amenities. It's close proximity to Whitemud Drive and Millwoods Town Centre highlights the unbeatable convenience of this location. Add this reliable, income generating property to your portfolio today! Buyers must assume existing tenants, making this a turnkey cash-flowing investment from day one.



Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449208  |
| Price      | \$209,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 1,115             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 1308 Lakewood |
| Area        | Edmonton      |
| Subdivision | Tipaskan      |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6K 3P2       |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Deck  |
| Parking   | Stall |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Other, Stucco, Vinyl                                          |
| Exterior Features | Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Other, Stucco, Vinyl                                          |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 82              |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$350   |

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 October 13th, 2025 at 11:32am MDT