

\$2,199,900 - 149-153 Millbourne Road, Edmonton

MLS® #E4455712

\$2,199,900

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Lee Ridge, Edmonton, AB

Rare opportunity to acquire a purpose-built 9-unit townhouse complex in the established community of Lee Ridge. Each unit offers 3 spacious bedrooms, appealing to long-term family tenants and ensuring strong rental demand. The property is strategically located with direct access to major arteries including 97 Street, Whitemud Drive, Anthony Henday, 66 Street, 34 Avenue, and 75 Street, placing it minutes from Mill Woods Town Centre, Costco, Southgate Mall, South Edmonton Common, Grey Nuns Hospital, and the Mill Woods Rec Centre. Units 109, 151, and 153 have been renovated, while others present upside for future value-add improvements. Fully tenanted with reliable cash flow and supported by ample on-site parking, this asset combines stability with growth potential in one of Southeast Edmonton's most connected neighbourhoods.

Built in 1976

Essential Information

MLS® #	E4455712
Price	\$2,199,900
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Multi-Family Commercial



Status Active

Community Information

Address 149-153 Millbourne Road
Area Edmonton
Subdivision Lee Ridge
City Edmonton
County ALBERTA
Province AB
Postal Code T6K 0N1

Exterior

Exterior Stucco, Vinyl, Wood Frame
Roof Asphalt Shingles
Construction Stucco, Vinyl, Wood Frame

Additional Information

Date Listed September 2nd, 2025
Days on Market 13
Zoning Zone 29

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