

## \$269,000 - 1003 6608 28 Avenue, Edmonton

MLS® #E4455753

**\$269,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

**MOVE-IN READY!!** Meticulously maintained! Beautiful bright kitchen with plenty of cabinets and pantry, granite counters & undercabinet lighting. This open concept offers plenty of space for a dining table and can accommodate your living room furniture comfortably. Generously sized bedrooms flank either side of the unit, both bathrooms are offering an ensuite with walk-in shower. One of which has a large walk-thru closet and secondary closet. Convenient access to laundry room PLUS Central Vac System and Brand New Fridge make this unit desirable. Other great features of this condo are the central a/c, west exposure balcony with gas BBQ hook up and a titled underground parking stall with close access to the elevator. Mill Woods Gardens is an amazing adult community (55+) with active social room, access to in building dining and HomeCare staff on site.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455753  |
| Price          | \$269,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 871       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1003 6608 28 Avenue |
| Area        | Edmonton            |
| Subdivision | Kameyosek           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6K 2R1             |

### Amenities

|                |                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Assisted Living, Detectors Smoke, Exercise Room, Gazebo, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                        |
| Parking        | Heated, Single Indoor, Underground                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum Systems, Window Coverings |
| Heating           | Heat Pump, Combination                                                                                                                                                                             |
| # of Stories      | 15                                                                                                                                                                                                 |
| Stories           | 1                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | None, No Basement                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                                        |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | EPDM Membrane      |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 29             |
| Condo Fee      | \$501               |

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Listing information last updated on September 7th, 2025 at 10:32am MDT