

Courtesy Of Katelin Biffert Of Exp Realty

# **\$190,000 - 304 Lewis Estates Boulevard, Edmonton**

MLS® #E4432638

**\$190,000**

1 Bedroom, 1.00 Bathroom, 722 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

This beautiful ground-floor condominium is sure to impress. Enter through the common area, and immediately appreciate the recent upgrades that make this building a true point of pride for its owners. Inside, soaring ceilings and abundant natural light create a spacious, welcoming atmosphere—perfect for accommodating even the largest furniture collections. The generously sized primary bedroom easily fits a king-size suite, while the in-suite laundry and ample storage ensure convenience and organization. The kitchen features extensive counter space and seamlessly connects to a dining area, making it ideal for entertaining guests. Step outside to enjoy year-round views and direct access to a lush golf course from your private, oversized patio—perfect for relaxing or hosting. Whether you're seeking the ease of single-level living without compromising on comfort (or pet-friendliness), or you're a first-time buyer looking for a move-in ready home, this is a fantastic opportunity. Some photos virtually staged.

Built in 2004

## **Essential Information**

MLS® # E4432638

Price \$190,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	722
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 Lewis Estates Boulevard
Area	Edmonton
Subdivision	Breckenridge Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y7

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Sprinkler System-Fire
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, See Remarks
# of Stories	4
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	See Remarks, Stucco
Exterior Features	Golf Nearby, Shopping Nearby, See Remarks
Roof	See Remarks
Construction	See Remarks, Stucco
Foundation	See Remarks

### Additional Information

Date Listed	April 24th, 2025
Days on Market	53
Zoning	Zone 58
Condo Fee	\$356

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