

## \$225,000 - 306 260 Lewis Estates Boulevard, Edmonton

MLS® #E4448404

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

**GOLF COURSE VIEW!** Condo fees include heat, water & Snow shovelling! Located on the Lewis Estates Golf course in highly desirable pet friendly Village Green II with its massive suites, & unmatched golf course views, this corner unit boasts over 1400 square feet & faces the golf course! Heated parking welcomes you home. A quick ride up the elevator & you are at your suite. Step inside to the large foyer with wide plank flooring leading you down the hall where you enter the living space with bright windows & an open concept kitchen which is open to the huge living area. A cozy fireplace is ideal for cooler nights. Step out onto the huge balcony with room for a BBQ, & plenty of patio furniture so you can relax & take in the treed, golf course views. The primary suite has plenty of room for a king size bed, with a walk in closet & full 3 pce bath with walk in shower. The 2nd bedroom is just as large with room for an office & bedroom. Units this large rarely come up, This is a must see property!

Built in 2008

### Essential Information

MLS® #	E4448404
Price	\$225,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,403
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 260 Lewis Estates Boulevard
Area	Edmonton
Subdivision	Breckenridge Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3Y4

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, No Back Lane, Private Setting,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	14
Zoning	Zone 58
Condo Fee	\$903

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