

## \$269,900 - 408 304 Lewis Estates Boulevard, Edmonton

MLS® #E4447096

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

Top Floor Corner Unit with Stunning Golf Course & City Views! Welcome to The Village Green in Lewis Estates – a prime location for comfortable condo living! This beautifully maintained top-floor, corner unit offers breathtaking southeast-facing views of the golf course and city skyline. Wake up to stunning sunrises from your private balcony! Featuring 2 spacious bedrooms, 2 full bathrooms, a walk-in closet in the primary suite, and an open-concept kitchen and living area – perfect for entertaining. Enjoy the convenience of in-suite laundry with extra storage, a heated underground titled parking stall, and an additional storage unit. Condo fees include heat, water, and sewer. Pet-friendly building with easy access to the Whitemud, Anthony Henday, and all the new amenities nearby. A must-see!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447096  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,037     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 408 304 Lewis Estates Boulevard |
| Area        | Edmonton                        |
| Subdivision | Breckenridge Greens             |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5T 6Y7                         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-Locker Room, See Remarks |
| Parking   | Heated, Insulated, Single Indoor, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 58 |
| Condo Fee      | \$524   |

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 July 11th, 2025 at 12:02pm MDT