

\$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 secure a purpose-built, 9-unit townhouse complex in Lee Ridge, Edmonton. Situated on a massive 24,760 sqft corner lot with ample parking stalls, each unit is individually titled and separately metered, offering future flexibility. All townhomes feature 3 large bedrooms, ideal for attracting stable, long-term tenants. Units 109, 151, and 153 have been updated, with others primed for value-add improvements. Well-located with direct access to 97 Street, Whitemud Drive, Anthony Henday, and the South Valley LRT line, providing strong connectivity to major employment hubs. Fully tenanted and cash flowing, this asset presents a solid blend of income stability and upside potential in one of Southeast Edmonton’s most accessible rental corridors.

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	3
Zoning	Zone 29

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Listing information last updated on September 5th, 2025 at 3:32am MDT