

## \$220,000 - 13 1411 Mill Woods, Edmonton

MLS® #E4444514

**\$220,000**

3 Bedroom, 2.00 Bathroom, 1,089 sqft  
Condo / Townhouse on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this charming 2-storey townhouse located in the heart of the family-friendly community of Crawford Plains. Thoughtfully designed with 3 bedrooms and a bright, functional layout, this home is perfect for first-time buyers, young families, or investors. The main floor offers a spacious living area filled with natural light and a dedicated dining space ideal for both quiet dinners and lively gatherings. The kitchen features timeless cream colored cabinetry, stainless steel and black appliances, and plenty of prep and storage space. Upstairs, you'll find a stylish bathroom and three comfortable bedrooms—including a generously sized primary with a large closet. Step outside to your private, fully fenced and landscaped backyard—a peaceful retreat for morning coffee, weekend BBQs, or a place to plant a vibrant garden. Just steps from Crawford Plains Park, with its playground and open fields, this home is perfectly situated to enjoy the best of community living.

Built in 1981

### Essential Information

MLS® #	E4444514
Price	\$220,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13 1411 Mill Woods
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4T3

### Amenities

Amenities	On Street Parking, Deck, Storage-In-Suite
Parking Spaces	2
Parking	2 Outdoor Stalls, Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Crawford Plains
Middle	TD Baker
High	WP Wagner

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	Zone 29
Condo Fee	\$323

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