

\$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 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, a must see property! (Images are of same unit on a different floor)

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	1
Zoning	Zone 58
Condo Fee	\$903

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