

# **\$179,900 - 101 304 Lewis Estates Boulevard, Edmonton**

MLS® #E4446475

**\$179,900**

1 Bedroom, 1.00 Bathroom, 722 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

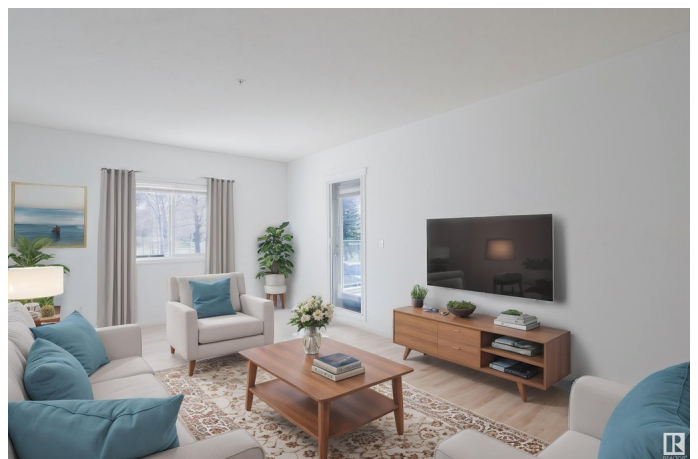
Spacious, Stylish & Functional “  
Ground-Floor Condo Living Step into this beautifully upgraded ground-floor condo that blends comfort, convenience, and impressive design. From the moment you enter the building, you'll notice the pride of ownership reflected in the recent common area upgrades. Inside, you™re welcomed by soaring ceilings and streams of natural light, creating a sense of openness and flexibility rarely found in condo living. The thoughtful layout offers a highly functional space that easily accommodates larger furniture and versatile living arrangements. The generous primary bedroom fits a king-size suite with ease, and in-suite laundry & ample storage add everyday convenience. The kitchen boasts plenty of counter space and opens to a designated dining area, ideal for quiet dinners and casual entertaining. Step outside to your oversized private patio with access to the golf course, a rare bonus that offers year-round greenery and a peaceful place to unwind. Some photos virtually staged.

Built in 2004

## **Essential Information**

MLS® # E4446475

Price \$179,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 722                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 101 304 Lewis Estates Boulevard |
| Area        | Edmonton                        |
| Subdivision | Breckenridge Greens             |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5T 6Y7                         |

### **Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Sprinkler System-Fire |
| Parking   | Stall                                                   |

### **Interior**

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | In Floor Heat System, See Remarks                                |
| # of Stories | 4                                                                |
| Stories      | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | See Remarks                                                      |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | See Remarks, Stucco                       |
| Exterior Features | Golf Nearby, Shopping Nearby, See Remarks |
| Roof              | See Remarks                               |
| Construction      | See Remarks, Stucco                       |
| Foundation        | See Remarks                               |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 58        |
| Condo Fee      | \$356          |

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 August 2nd, 2025 at 7:32pm MDT