

## **\$324,900 - 266 Porter Avenue, Millet**

MLS® #E4433039

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Millet, Millet, AB

Fantastic family home in the heart of Moonen Heights! Located on a quiet street. Main level has an open living and dining area, great for entertaining! Kitchen area has lots of windows for natural light and a great little breakfast nook to enjoy morning coffee. Upper level offers 2 ample-sized bedrooms, including the primary and a full 4 pc bath. The lower level has a cozy family room complete with a woodstove. There previously was a 3rd bedroom on this level, but the wall was removed. It can easily be transitioned back to a bedroom if required. The basement level in this 4-level split offers a great area for a home office, and also has its own renovated 3 pc bath. The backyard is very generous in size and has plenty of room for the kids to play. There is also a 26'X24' Double detached garage with extra parking for a trailer. Great value in a family-oriented community a short commute to Leduc, Wetaskiwin, and only 35 minutes from Edmonton.

Built in 1984

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4433039  |
| Price     | \$324,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,020                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 266 Porter Avenue |
| Area        | Millet            |
| Subdivision | Millet            |
| City        | Millet            |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T0C 1Z0           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Stone Facing  |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | Partial, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Level Land, Playground Nearby, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 26th, 2025

Days on Market 44

Zoning Zone 80

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Listing information last updated on June 9th, 2025 at 7:17pm MDT