

## **\$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 50

Zoning Zone 80

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Listing information last updated on June 15th, 2025 at 10:17am MDT