

Courtesy Of Wayne C Paradis Of RE/MAX River City

\$599,000 - 201 9129 35 Avenue, Edmonton

MLS® #E4446874

\$599,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Fully improved 1542 SF second floor office condo in the Millwoods Professional Centre. Improvements include 5 offices with 3 executive sized window offices, generously sized board room, attractive reception and waiting area, kitchenette and private in-suite washroom. Fully airconditioned, elevator access, 50 parking stalls with additional street parking. Zoned IB and currently used as a law office but configured in a manner that would lend itself well to a number of professional office users. Easily accessible location with exposure to the 91st Street corridor and within a couple minutes drive to Anthony Henday and the Whitemud Freeway. Multi-station male/female washrooms in common area. Condo fees of \$690/mo include natural gas and water.

Built in 2017

Essential Information

| | |
|------------|-----------|
| MLS® # | E4446874 |
| Price | \$599,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Office |
| Status | Active |



Community Information

| | |
|-------------|----------------------------|
| Address | 201 9129 35 Avenue |
| Area | Edmonton |
| Subdivision | Strathcona Industrial Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 5Y1 |

Exterior

| | |
|--------------|--------------|
| Exterior | Block, Metal |
| Roof | Tar & Gravel |
| Construction | Block, Metal |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 103 |
| Zoning | Zone 41 |

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Listing information last updated on October 21st, 2025 at 4:32pm MDT