

## \$175,000 - 535 Willow Court, Edmonton

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MLS® #E4446895

**\$175,000**

2 Bedroom, 1.00 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this charming and affordable 2-storey townhouse located in the heart of Lymburn, one of West Edmonton's established and family-friendly communities - perfect for first-time buyers, young families, or savvy investors. Step inside to a bright and functional layout featuring two comfortably-sized bedrooms, an updated 4-piece bathroom, and over 1,000 sqft of living space. The main floor boasts a welcoming living room with large windows and a cozy dining area off the kitchen. Step outside the sliding patio door, you are greeted with a large, FENCED backyard - ideal for summer BBQ's, pets, or a cup of coffee. Located in a well-managed complex with reasonable condo fees, this home offers peace of mind and value. One assigned parking stall is included, with visitor parking available. You'll enjoy the convenience and proximity of Callingwood Shopping Centre, West Edmonton Mall, YMCA, Public Library, schools, and parks. Don't miss your chance to own this beautiful and affordable home!



Built in 1977

### Essential Information

MLS® # E4446895

Price \$175,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 946               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 535 Willow Court |
| Area        | Edmonton         |
| Subdivision | Lymburn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 2K7          |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, See Remarks |
| Parking   | Stall                                                                             |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                     |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 68             |
| Zoning         | Zone 20        |
| Condo Fee      | \$413          |

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