

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

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	50
Zoning	Zone 20
Condo Fee	\$413

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