

\$160,000 - 534 Willow Court, Edmonton

MLS® #E4465116

\$160,000

2 Bedroom, 1.50 Bathroom, 1,258 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Affordable convenience in desirable Lymburn! This unique 1,257 sq ft townhouse requires NO exterior maintenance in a pet-friendly & well-managed complex just a stone's throw to the river valley, Callingwood Farmer's Market, off-leash dog park, YMCA, Lois Hole Library & schools. Steps from the community garden, the front door welcomes you to an above-grade lower level with laundry, storage & a den for an ideal home office or guest space with its own 2pc bath (a rare feature not typical in these units). Moving upwards, the main offers a bright, cozy living/dining & kitchen space featuring new appliances & spectacular sunsets on the West facing balcony. The 3rd level keeps your private space separate with two generous bedrooms & a 4pc bath. With the big stuff done (Hardie siding, new shingles, windows, repaved parking & sidewalks, fresh landscaping + more), this unit presents a fabulous opportunity for a first-time buyer or investor. Make it your own with some interior TLC & start building equity right away!

Built in 1977

Essential Information

MLS® # E4465116

Price \$160,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	534 Willow Court
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2K7

Amenities

Amenities	No Animal Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	Lymburn/St. Martha
Middle	Parkview/H. E. Beriault
High	Jasper Place/Oscar Romero

Additional Information

Date Listed	November 7th, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$381

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