

## \$220,000 - 315 Willow Court, Edmonton

MLS® #E4448314

**\$220,000**

3 Bedroom, 1.50 Bathroom, 661 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Prime spot & peace of mind in Lymburn! This end-unit bi-level gem offers 1,256 sq feet of total living space with a substantial private yard, tucked alongside the community garden at the heart of a well-managed & pet-friendly complex. Enjoy the comforts & space of single family living with none of the maintenance (grass cutting included)! Updated inside and out: new Hardie siding, shingles, windows & recently repaved parking with plentiful visitor stalls. Vaulted ceilings greet you at the door, leading to an open main floor with ample living/dining space & kitchen. A 2pc bath & bedroom on this level provide ideal home office or private guest space, while 2 more spacious bedrooms & a 4pc bath on the lower level stay cool in the summer heat! Minutes to the river valley, Whitemud & Henday + walking distance to public transport, Callingwood Farmer's Market, dog park, YMCA, Lois Hole Library & schools. Whether downsizing or just starting out, this fantastic location & functional layout suits any stage of life!

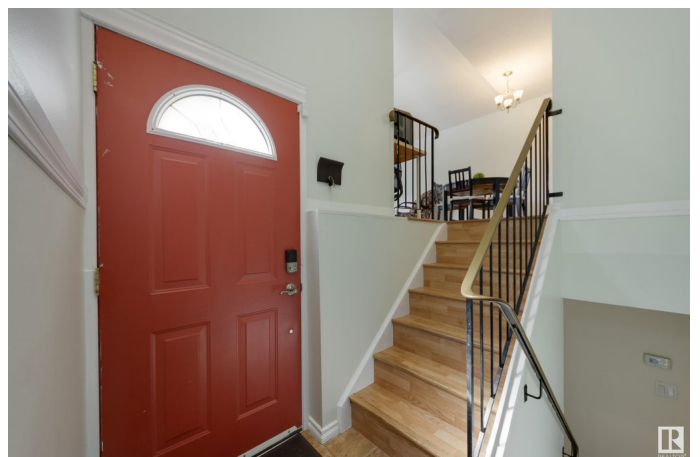
Built in 1977

### Essential Information

MLS® # E4448314

Price \$220,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	661
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	315 Willow Court
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2K7

### Amenities

Amenities	Off Street Parking, Closet Organizers, Hot Water Natural Gas, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Corner Lot, Fenced, 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	July 17th, 2025
Days on Market	10
Zoning	Zone 20
Condo Fee	\$375

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Listing information last updated on July 27th, 2025 at 8:02pm MDT