

## \$249,000 - 7227 180 Street, Edmonton

MLS® #E4438576

**\$249,000**

3 Bedroom, 1.50 Bathroom, 930 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this beautifully updated, fresh townhouse condo, where modern design & unbeatable convenience come together. The main floor boasts upgraded vinyl plank flooring & a renovated kitchen featuring quartz counters & stainless steel appliances. The spacious living room flows seamlessly to a fenced, private yard. Upstairs, the king-sized primary suite offers ample space, complemented by two additional well-sized bdrms. The main bathroom is a spa-like retreat, showcasing a soaker tub with a stunning tile surround, an accent wood wall & a quartz banjo countertop. An additional two-piece bathroom on the main level adds convenience. Upgraded furnace, modern lighting, trim, doors & more. Located directly across from Jamie Platz YMCA & within walking distance to shops at Callingwood. St. Martha School is just across the street & West Edmonton Mall is minutes away. Professionally managed w/ low condo fees & an energized parking stall. Don't miss the opportunity to own this modern gem in a prime location!

Built in 1981

### Essential Information

MLS® # E4438576

Price \$249,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	930
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7227 180 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3G1

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
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, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Level Land, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	7
Zoning	Zone 20
Condo Fee	\$327

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 2nd, 2025 at 9:17am MDT