

## \$284,000 - 7517 188 Street, Edmonton

MLS® #E4443330

**\$284,000**

2 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to your charming end-unit townhouse in the west end community of Lymburn. This gem features a spacious main floor with soaring open-to-below ceilings in the living room, where a cozy gas fireplace creates the perfect ambiance. Updated hardwood and tile floors add elegance throughout. Kitchen is functional with ample counterspace and wood cabinets & stainless steel appliances. Upstairs, a versatile loft overlooks the living space—ideal for a third bedroom, cozy retreat, or work from home space—plus two inviting bedrooms and a full bathroom. The partly finished basement offers a large rec room, rough-in for a bathroom, and a handy laundry room & newer (2023) A/C ready furnace. Outside, a south-facing yard with a deck and petite patio is perfect for morning coffee or evening stargazing. Recent exterior upgrades, including shingles and vinyl windows, ensure lasting appeal. With a single attached garage, this home blends style and function beautifully. \*virtually staged\*

Built in 1991

### Essential Information

MLS® # E4443330

Price \$284,000

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7517 188 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5W9

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Lymburn School
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**Additional Information**

Date Listed	June 19th, 2025
Days on Market	6
Zoning	Zone 20
Condo Fee	\$455

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