

# \$191,900 - 540 Willow Court, Edmonton

MLS® #E4445899

**\$191,900**

2 Bedroom, 1.00 Bathroom, 1,027 sqft  
Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

First-time buyers, smartsizers, & investors - welcome to Willow Court, a well-managed & beautifully maintained condo community tucked into the heart of West Edmonton's desirable Lymburn. This bright and spacious 2 bedroom townhouse-style condo offers the perfect blend of urban convenience and natural tranquility. Step inside to discover a modern open-concept layout filled with natural light and thoughtful updates throughout. The main living area boasts a generous flow between the living room and kitchen; gas fireplace completes a perfect space for entertaining or cozy evenings at home. 2 bedrooms & 4 piece bath upstairs with south facing large windows and laminate throughout. Large BSMT Family Room/Gym/flex space. Newer windows and fresh siding enhance both energy efficiency and curb appeal, while tasteful upgrades ensure modern finishes and updated lighting. Fenced yard, abundant visitor parking, low condo fees & available IMMEDIATELY round out even more reasons - choose this property to call your own!

Built in 1977

## Essential Information

MLS® #	E4445899
Price	\$191,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,027
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	540 Willow Court
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2K7

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **Additional Information**

Date Listed	July 4th, 2025
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Days on Market	75
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Zoning	Zone 20
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Condo Fee	\$443
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