

## \$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 |
|------------|----------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 20         |
| Condo Fee      | \$455           |

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Listing information last updated on July 4th, 2025 at 9:47pm MDT