

\$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	3
Zoning	Zone 20
Condo Fee	\$455

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 22nd, 2025 at 3:02am MDT