

# \$194,900 - 540 Willow Court, Edmonton

MLS® #E4445899

**\$194,900**

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

Lymburn, Edmonton, AB

Welcome to Willow Court, a well-managed & beautifully maintained condo community tucked into the heart of West Edmontonâ€™s desirable Lymburn. This bright and spacious two-bedroom townhouse-style condo offers the perfect blend of urban convenience and natural tranquilityâ€”ideal for first-time buyers, smartsizers, or investors. 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 bed & 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. Abundant visitor parking & low condo fees in a well-managed complex round out even more reasons to choose this property to call your own!



Built in 1977

## Essential Information

MLS® #	E4445899
Price	\$194,900

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	55
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Zoning	Zone 20
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Condo Fee	\$443
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