



## Edmonton Alberta

\$180,000

Welcome to this charming and affordable 2-storey townhouse located in the heart of Lymburn, one of West Edmonton's established and family-friendly communities - perfect for first-time buyers, young families, or savvy investors. Step inside to a bright and functional layout featuring two comfortably-sized bedrooms, an updated 4-piece bathroom, and over 1,000 sqft of living space. The main floor boasts a welcoming living room with large windows and a cozy dining area off the kitchen. Step outside the sliding patio door, you are greeted with a large, FENCED backyard - ideal for summer BBQ's, pets, or a cup of coffee. Located in a well-managed complex with reasonable condo fees, this home offers peace of mind and value. One assigned parking stall is included, with visitor parking available. You'll enjoy the convenience and proximity of Callingwood Shopping Centre, West Edmonton Mall, YMCA, Public Library, schools, and parks. Don't miss your chance to own this beautiful and affordable home! (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)