

## \$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 Edmonton's desirable Lymburn. This bright and spacious two-bedroom townhouse-style condo offers the perfect blend of urban convenience and natural tranquility—ideal for first-time buyers, smart-sizers, 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 |
| Days on Market | 62             |
| Zoning         | Zone 20        |
| Condo Fee      | \$443          |

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 September 4th, 2025 at 9:17am MDT