

## \$199,000 - 325 Willow Court, Edmonton

MLS® #E4441658

**\$199,000**

3 Bedroom, 1.50 Bathroom, 663 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this 3-bedroom townhouse located in the pet-friendly Willow Court complex. This updated bi-level has a main floor that is opened up to create a spacious, modern feel. Enjoy an updated kitchen with stainless steel appliances, a bright living room with vaulted ceiling and a 2 piece bath. On this level is the large bedroom or you can have a great office space. Downstairs are the primary bedroom and additional large bedroom and a 4-piece bathroom. This property has plenty of storage space. Enjoy the south facing fenced yard making this a perfect place to BBQ and enjoy the evening. Plenty of visitor parking, winter plug-ins and a community garden! The unit comes with one assigned parking stall and additional parking space can be rented for a small monthly fee. Located close to public transportation, schools, shopping and has great access the Anthony Henday. It would be a great place to call home for the first time buyer with low condo fees or a great investment property.

Built in 1977

### Essential Information

MLS® # E4441658

Price \$199,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	663
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	325 Willow Court
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2K7

### Amenities

Amenities	Parking-Visitor, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 20
Condo Fee	\$375

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