

## \$220,000 - 7234 178 Street, Edmonton

MLS® #E4439453

**\$220,000**

3 Bedroom, 1.50 Bathroom, 929 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Convenience is key, with all Systems a GO! Enjoy peace of mind with a new high-efficiency furnace, hot water tank & newer windows. End unit, Backing onto a walking path and located directly across from the YMCA, Callingwood Market, and transit, this Lymburn townhouse offers UNBEATABLE access to amenities. The tiered backyard deck is a standout feature—“with a covered section for shade and privacy”—perfect for relaxing or entertaining outdoors. Inside, you'll find a bright main floor with laminate flooring, a spacious living room, and an eat-in kitchen, plus a tucked away 2pc powder room. Upstairs are three generous bedrooms and a full bath. The lower level adds extra living space and can double as a second living area/kids play space or den, plus a large storage area & newer laundry. Set in a well-managed complex with easy access to Whitemud and Anthony Henday, this is an ideal opportunity for first-time buyers or investors! Flexible/quick possession is available

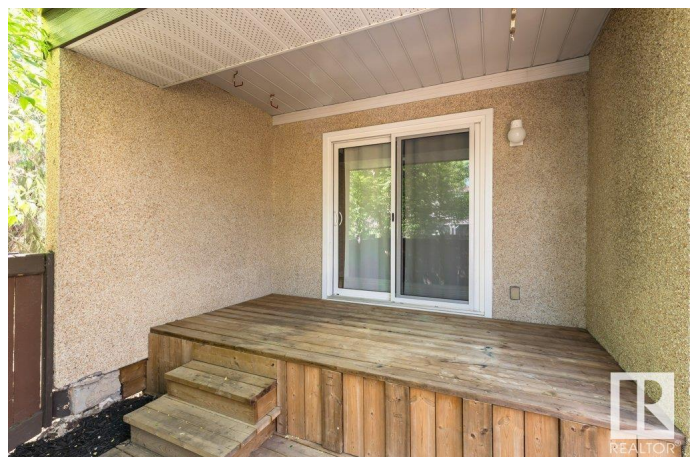
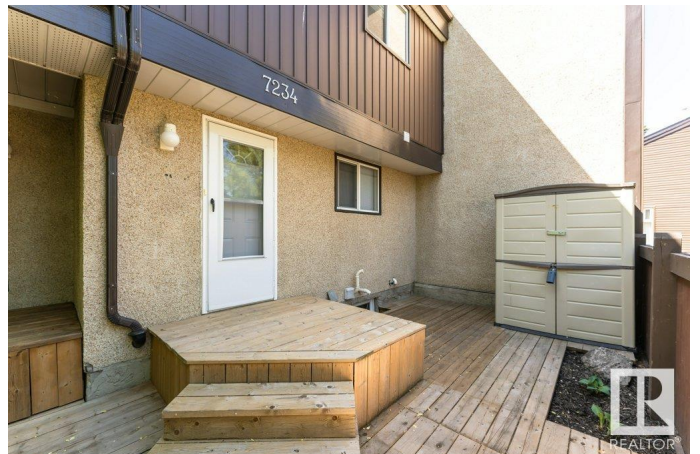
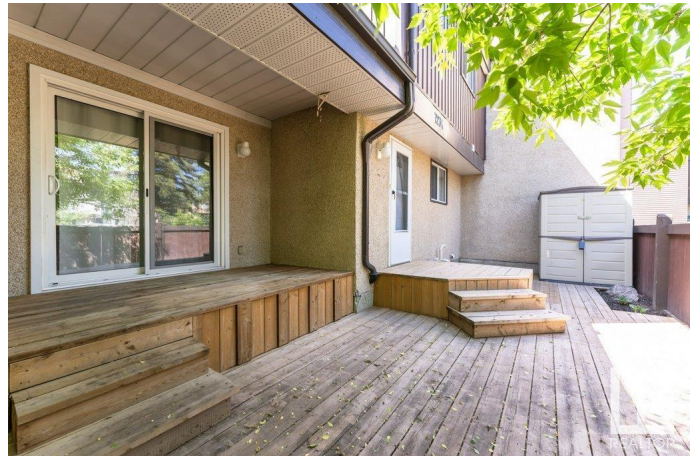
Built in 1981

### Essential Information

MLS® # E4439453

Price \$220,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	929
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7234 178 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3E9

### Amenities

Amenities	Deck, Parking-Plug-Ins, Parking-Visitor
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	8
Zoning	Zone 20
Condo Fee	\$318

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 7th, 2025 at 8:17pm MDT