

## \$210,000 - 546 Willow Court, Edmonton

MLS® #E4455095

**\$210,000**

3 Bedroom, 1.50 Bathroom, 614 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Rare find in Lymburn! Renovated 3-bedroom, 1.5-bath bi-level townhouse with two yards and patio doors – a rare feature in this well-maintained complex. Offering 1,168 sq. ft. of bright living space, it features a sunny kitchen with new stained maple cabinets, updated sinks and taps, a vaulted living room with newer laminate flooring, a newer furnace (2017), plus newer windows and shingles. Low condo fees of just \$367/month make this ideal for first-time buyers or investors. The seller is even willing to stay on as a tenant, creating a ready-made rental with strong return potential. Willow Court at 180 St. and 69 Ave. is a quiet, family-friendly community near schools, shopping, transit, the Callingwood Farmer’s Market, Jamie Platz YMCA, Lois Hole Library, and the off-leash park. Stylish, affordable, and investment-ready – don’t miss it!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455095  |
| Price      | \$210,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 614               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 546 Willow Court |
| Area        | Edmonton         |
| Subdivision | Lymburn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 2K7          |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows |
| Parking   | Stall                                                                                                                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Partially Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Lymburn School             |
| Middle     | McNally High School        |
| High       | Lillian Osborne High Schoo |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 20           |
| Condo Fee      | \$376             |

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Listing information last updated on September 3rd, 2025 at 12:47am MDT