

## \$299,999 - 7527 188 Street, Edmonton

MLS® #E4448375

**\$299,999**

2 Bedroom, 2.50 Bathroom, 1,270 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

### MODERN | RENOVATED | FULLY FINISHED

“ Welcome to this stylish 2-storey townhouse in Lymburn offering over 1,750 sq.ft. of total living space. The main floor features soaring vaulted ceilings, upgraded laminate flooring, and a bright living room with a cozy gas fireplace. The kitchen offers generous cabinet space and flows into a dedicated dining area and private deck. Upstairs you'll find a spacious primary suite, second bedroom, full 4pc bath, and a versatile loft ideal for an office or flex space. The professionally finished basement adds a large rec room, sleek 3pc bathroom, laundry, storage, and utility space—perfect for movie nights or a home gym. Recent upgrades include a newer furnace, A/C and hot water tank. Complete with an attached garage and private fenced yard, all in a prime west Edmonton location near schools, transit, shopping, and the Henday. This home is move-in ready and low-maintenance!

Built in 1991

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448375  |
| Price     | \$299,999 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,270             |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7527 188 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5W9         |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, See Remarks |
| Parking   | Single Garage Attached                                                                                      |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Stories      | 3                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 17th, 2025  
Days on Market                18  
Zoning                              Zone 20  
Condo Fee                        \$457

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