# \$260,000 - 7351 180 Street, Edmonton

MLS® #E4462002

### \$260,000

3 Bedroom, 1.50 Bathroom, 1,252 sqft Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Pride of ownership shines in this well kept half-duplex, ideally located near schools, parks, shopping, transit, and the YMCA. The bright main floor features large windows, a spacious living area, and an functional kitchen with newer dishwasher, fridge and pantry. The dining area opens to a large deck in your private backyard, perfect for summer BBQs. Upstairs offers a generous primary bedroom with walk-in closet, two additional bedrooms, upper-level laundry, and fully renovated 4-piece bath. The finished basement adds a family room with built-in bookcases, a fourth flex room, and smart storage. Recent updates include HE furnace (2012), deck and shed (2013). With two parking stalls at the front door and visitor parking nearby, this home blends comfort, convenience, and value.



#### **Essential Information**

MLS® # E4462002 Price \$260,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1

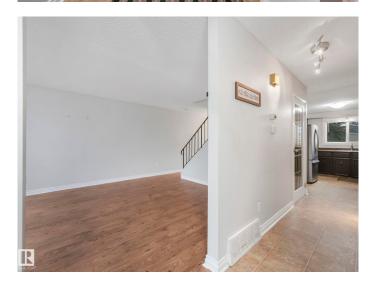
Half Baths 1

Square Footage 1,252

Acres 0.00







Year Built 1978

Type Condo / Townhouse

Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 7351 180 Street

Area Edmonton
Subdivision Lymburn
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 2T1

## **Amenities**

Amenities Closet Organizers, Deck, Parking-Visitor

Parking Spaces 2

Parking 2 Outdoor Stalls

#### Interior

Appliances Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Storage Shed,

Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and

Blinds

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Low Maintenance Landscape, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 14th, 2025

Days on Market 2

Zoning Zone 20 Condo Fee \$374

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