

## \$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

â€“ 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 spaceâ€”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                14  
Zoning                              Zone 20  
Condo Fee                        \$457

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