

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

MLS® #E4462002

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

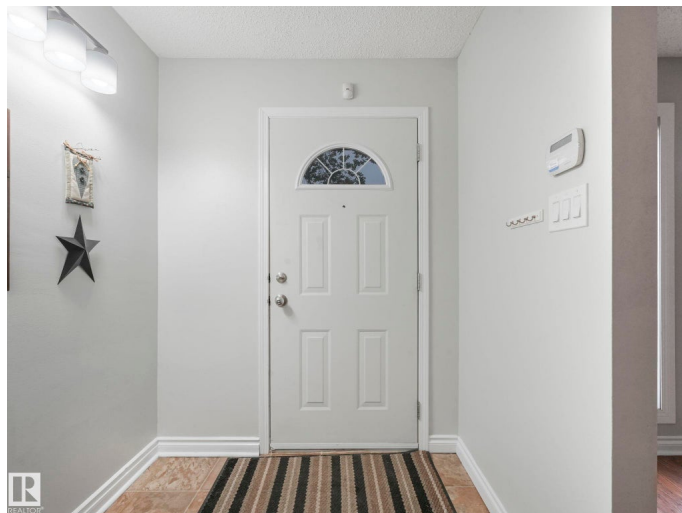
Lymburn, Edmonton, AB

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.

Built in 1978

### 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   |

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 October 15th, 2025 at 11:17pm MDT