



Edmonton

315 WILLOW CO NW NW

Lymburn
T5T 2K7

LP:
SP:

\$220,000

M

Listing ID #
Building Type
Style
Year Built
Full Baths
Half Baths
Total Baths
Tot Flr AG SqFt

E4448314
Townhouse
Bi-Level
1977
1
1
1.1
661.02

Sold Date
Bedrooms Above
Bedrooms Total
Basement
Basement Dev
Tot Flr AG SqM

1
3
Full
Fully Finished
61.41

ACTIVE

URL-Virtual Tour URL-Brochure

Prime spot & peace of mind in Lymburn! This end-unit bi-level gem offers 1,256 sq feet of total living space with a substantial private yard, tucked alongside the community garden at the heart of a well-managed & pet-friendly complex. Enjoy the comforts & space of single family living with none of the maintenance (grass cutting included)! Updated inside and out: new Hardie siding, shingles, windows & recently repaved parking with plentiful visitor stalls. Vaulted ceilings greet you at the door, leading to an open main floor with ample living/dining space & kitchen. A 2pc bath & bedroom on this level provide ideal home office or private guest space, while 2 more spacious bedrooms & a 4pc bath on the lower level stay cool in the summer heat! Minutes to the river valley, Whitemud & Henday + walking distance to public transport, Callingwood Farmer's Market, dog park, YMCA, Lois Hole Library & schools. Whether downsizing or just starting out, this fantastic location & functional layout suits any stage of life!

Directions

Living Room	3.44 x 4.64	M	Bedroom 3	3.75 x 3.49	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.50 x 4.03	M	Bedroom 4			1	2	M	No	Main		
Kitchen	2.69 x 3.37	M	Laundry Room	2.67 x 2.32	L	2	4	L	No	Upper		
Family Room						3				Above Grd	61.41	661.02
Den						4				Lower	55.33	595.57
Bonus Room						5				Below Grd	55.33	595.57
Primary Bedrm	3.97 x 3.80	L				6				Tot Flr AG	61.41	661.02
Bedroom 2	3.51 x 3.26	L				7				# Finished	2	

Heat Source
Heat Type
Foundation
Roof Type
Exterior
Flooring
Features

Natural Gas
Forced Air-1
Concrete
Asphalt Shingles
Stucco, Hardie Board Siding
Carpet, Linoleum
Off Street Parking, Closet Organizers, Hot Water Natural Gas, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, See Remarks

Construction
Basement
Separate Ent
2nd Suite
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM
Zoning
Tax Amount
Conform Type
Conform Year
Goods Excl

Wood Frame
Full / Fully Finished
No
No
Permit By Seller
Permit
Permit
Front Exposure
South
F x D (m)
x
\$1,526.06 / 2024
Goods Incl
Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Incl

Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace
FP Fuel
FP Type
HOA Y/N
HOA Fee/Schd
HOA Fee Incls

No

No
/

Site Features

Corner Lot, Fenced, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks

Parking

Stall

Road Access	Paved	Park Encl/Tot	/ 1	Garage Dim	
Condo Name	Willow Court	Floor Location		Floor#	
Condo Fee	\$375.02	#Floors in Build		Elevator	
Fee Includes	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, See Remarks, Land/Snow Removal Common	Balcony/Terrace		Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	S		