

Courtesy Of Trudi Hendry Of One Percent Realty

## \$174,400 - N/A, Edmonton

MLS® #E4462356

**\$174,400**

2 Bedroom, 1.00 Bathroom, 925 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this beautifully maintained second-level condo in desirable Surrey Gardens. This flexible floor plan features a spacious primary bedroom with a walk-in closet and private ensuite, plus a second versatile room that works perfectly as a den, home office, or a second bedroom. Relax or entertain on the large balcony with peaceful views. The suite also includes convenient in-unit laundry, a dedicated storage room, and one parking stall with electrical hookup. Located close to schools, shopping and parks, this move-in ready home offers comfort and convenience in a well-managed community.

Built in 1977

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4462356          |
| Price          | \$174,400         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 925               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Lymburn  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5T 1Z3  |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, Storage-Locker Room |
| Parking Spaces | 1                                                 |
| Parking        | Stall                                             |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| # of Stories      | 2                                                                                                                        |
| Stories           | 1                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | None, No Basement                                                                                                        |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                |
| Exterior Features | Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood                                                                                                |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | St. Martha School        |
| Middle     | H.E. Bariault School     |
| High       | Archbishop Romero Bishop |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 21                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$450              |

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Listing information last updated on November 5th, 2025 at 10:02pm MST