

## \$179,900 - 245 Surrey Gardens Gardens, Edmonton

MLS® #E4446506

**\$179,900**

2 Bedroom, 1.00 Bathroom, 902 sqft

Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this well-maintained carriage-style condo in Edmonton's desirable west end. Offering over 900 sq ft of comfortable living space, this bright and updated unit features 2 bedrooms, 1 full bath, a newer kitchen, and in-suite laundry with newer washer & dryer. Enjoy the comfort of central A/C, a covered balcony, and an energized parking stall. Located in a quiet, well-managed complex with low condo fees, this home is perfect for first-time buyers, downsizers, or investors. Close to shopping, public transit, and major routes for easy commuting. A fantastic opportunity in a convenient, community-focused location!

Built in 1977

### Essential Information

MLS® #	E4446506
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	902
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Carriage



Style	Bungalow
Status	Active

### Community Information

Address	245 Surrey Gardens Gardens
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Z3

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Parking-Visitor, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Double Sided
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### School Information

Elementary	LYMBURN SCHOOL
Middle	PARKVIEW SCHOOL
High	JASPER PLACE HIGH SCHOOL

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	1
Zoning	Zone 20
Condo Fee	\$450

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