

# \$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      | Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, 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 | 26             |
| Zoning         | Zone 20        |
| Condo Fee      | \$450          |

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Listing information last updated on August 3rd, 2025 at 8:02am MDT