

## **\$385,000 - 7305 183b Street, Edmonton**

MLS® #E4457510

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this nearly 1200 sq ft 2 storey home in the desirable Lymburn community. Offering 3 bedrooms, 2 and a half bathrooms, and a finished basement, this property provides excellent space for families. The main floor features a bright living room, a functional kitchen with views of the large backyard, a dining area, and a half bath perfect for guests. Upstairs you will find 3 bedrooms including a generous primary, 2 additional bedrooms along with a full 4 pc bathroom. The finished basement adds an additional 3 pc bath as well as extra living options that could serve as a recreation area, games space, or home office. Situated on an inner corner pie lot, the backyard is a true highlight with mature cherry, apple, and plum trees, offering plenty of room for gardening or entertaining. A single detached garage and RV parking provide great convenience. Close to schools, parks, shopping, and transit with easy access to major routes. Immediate possession makes this move in ready home a fantastic opportunity.

Built in 1982

### **Essential Information**

MLS® # E4457510

Price \$385,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7305 183b Street |
| Area        | Edmonton         |
| Subdivision | Lymburn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3Y8          |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, Fire Pit, Gazebo, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                      |
| Parking        | RV Parking, Single Garage Detached                                                     |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 3                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Public Transportation, Schools, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 20              |

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Listing information last updated on September 15th, 2025 at 5:17pm MDT