

## \$364,900 - 7328 181 Street, Edmonton

MLS® #E4461271

**\$364,900**

3 Bedroom, 1.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

A perfect starter home or investment opportunity in the heart of Lymburn! This bright, well-kept home offers incredible value in a family-friendly west-end location, just minutes from West Edmonton Mall, parks, schools, public transit, and the YMCA. The main floor features a spacious open-concept living and dining area, perfect for family gatherings and entertaining. The refreshed kitchen shines with newer stainless steel appliances (2019+), plenty of cupboard and pantry space, and access to a large fenced backyard complete with a deck, fire pit, and storage shed. Upstairs, you'll find three generous bedrooms, including a large primary suite with a full wall of closets. The partially finished basement offers a rec room, laundry area, rough-ins for a future bathroom, and plenty of storage. A long front driveway provides ample parking, including space for an RV. Recent updates include a new roof (2020) and a new hot water tank (2024). Affordable, functional, and move-in ready!

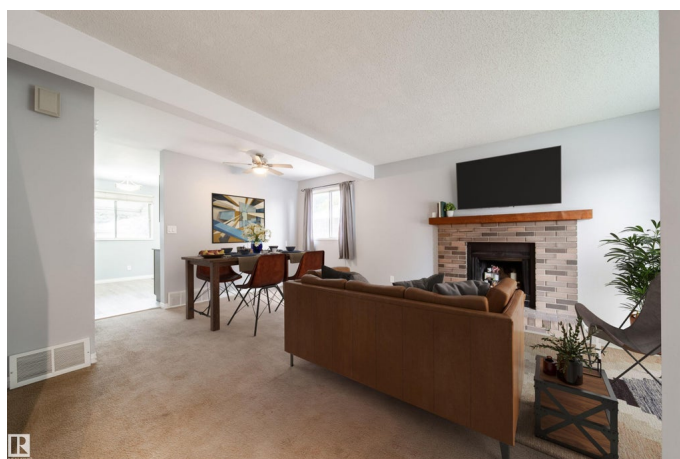
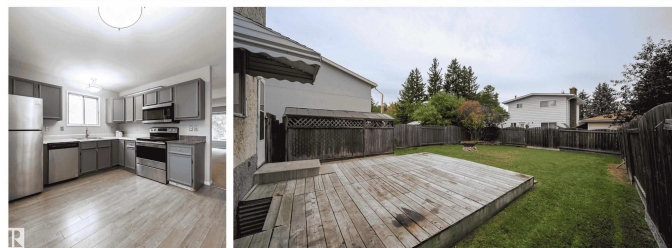
Built in 1982

### Essential Information

MLS® # E4461271

Price \$364,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7328 181 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 2H1         |

### **Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 3                                                         |
| Parking        | Front Drive Access                                        |

### **Interior**

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 3                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Partially Finished                                                                           |

### **Exterior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                 |
| Exterior Features | Fenced, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 8th, 2025

Days on Market                11

Zoning                            Zone 20

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Listing information last updated on October 19th, 2025 at 12:47am MDT