

## \$390,000 - 7227 184 Street, Edmonton

MLS® #E4451575

**\$390,000**

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Opportunity knocks in Lymburn! Directly across from greenspace & Lymburn School, this 4-level split sits on a fenced CORNER LOT with a double detached garage & plenty of potential. With 4 bedrooms & 2 bathrooms, there's room for the whole family & a layout that makes sense for busy households. The main level features hardwood floors, a BRIGHT living area, and a functional kitchen with access to the back deck and yard. Upstairs you'll find two spacious bedrooms & a full bath, while the lower level offers two more bedrooms & another full bath. The finished basement includes built-in storage and a custom desk setup—perfect for working from home or keeping the kids organized. This home is being sold as-is and is perfect for anyone ready to put in a bit of work to build equity in a GREAT LOCATION. Just minutes to parks, shopping, public transit, and the Whitemud & Henday! Don't miss your chance to own a solid home in a family-friendly west Edmonton neighbourhood—a little love will go a long way

Built in 1982

### Essential Information

MLS® # E4451575

Price \$390,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7227 184 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3Z9         |

### **Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | On Street Parking, Closet Organizers, Deck, Security Window Bars |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Detached                                           |

### **Interior**

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 4                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stucco                  |
| Exterior Features | Corner Lot, Fenced, Flat Site |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stucco                  |
| Foundation        | Concrete Perimeter            |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Lymburn School      |
| Middle     | Parkview School     |
| High       | Jasper Place School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 20          |

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Listing information last updated on August 22nd, 2025 at 12:32am MDT