

## \$399,900 - 7027 183 Street, Edmonton

MLS® #E4441683

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

**HUGE PRIVATE PIE LOT | OVERSIZED HEATED GARAGE | SIDE ENTRANCE | SIDES ONTO WALKWAY** Welcome to Lymburn! This 1183 sq ft bungalow sits on a large pie-shaped lot siding onto a walkway that leads to the park. Offering 3 bedrooms, 1.5 bathrooms, a side entrance, and an oversized heated double garage—perfect for guys needing a workshop or extra storage. The long driveway offers plenty of parking for family and guests. There's plenty of room for family living and future potential in the basement. The main floor is bright and spacious with lots of natural light flowing into the living and dining areas, laminate and tile throughout, and a charming bay window with window seat in the living room. The huge private backyard with mature trees is ideal for outdoor entertaining. Located in a fantastic West End neighbourhood close to schools, parks, shopping, Whitemud, Anthony Henday & more. An excellent opportunity to build equity and make it your own!

Built in 1979

### Essential Information

MLS® # E4441683

Price \$399,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,183                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7027 183 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 2V5         |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas |
| Parking Spaces | 6                                                            |
| Parking        | Double Garage Detached                                       |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Lynburn School k-9  
Middle                              Parkview School k-9  
High                                 Jasper Place High 10-12

**Additional Information**

Date Listed                      June 11th, 2025  
Days on Market                5  
Zoning                              Zone 20

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