

\$375,000 - 7305 183b Street, Edmonton

MLS® #E4457510

\$375,000

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 \$375,000



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	39
Zoning	Zone 20

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