

## \$374,900 - 7515 184 Street, Edmonton

MLS® #E4450696

**\$374,900**

4 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this charming 2-storey home in the heart of Lymburn, offering over 1,700 sq.ft. of total living space with 3 bedrooms and 2.5 baths! You'll love the cozy and functional main floor featuring a spacious living room, dining area, and a stylish upgraded kitchen with modern two-tone cabinetry and large windows that flood the home with natural light. Upstairs boasts an oversized primary bedroom, two additional bedrooms, and a full 4-piece bath. The basement offers additional flexible living space with a full bathroom—perfect for a family room, home office, or gym. Step outside to your generous, fully landscaped backyard with a large deck, mature trees, and plenty of sun for summer enjoyment. Recent upgrades include shingles, partial windows, kitchen, NEW carpet, high-efficiency furnace & HWT. Just steps from Lymburn Park, schools, transit, and minutes from Whitemud, Anthony Henday, & West Edmonton Mall. A fantastic opportunity in a family-friendly neighbourhood! A must-see gem in a prime location!

Built in 1982

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450696  |
| Price    | \$374,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,195                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7515 184 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4A2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                            |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Lymburn School  
Middle                              Parkview School  
High                                Jasper Place School

**Additional Information**

Date Listed                      July 31st, 2025  
Days on Market                45  
Zoning                              Zone 20

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