

## \$385,000 - 7227 184 Street, Edmonton

MLS® #E4459050

**\$385,000**

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

FRESHLY PAINTED, 4 BEDROOMS AND UNDER 400K - Opportunity knocks in Lymburn! Directly across from greenspace & School, this 4-level split sits on a fenced CORNER LOT with a dble detached garage & plenty of potential. Enjoy 4 bdrms & 2 bthrms, thereâ€™s room for the whole familyâ€™a layout that makes sense for busy households. The main level features hdwd floors, a BRIGHT living area, & 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 bsmt includes built-in storage & a custom desk setupâ€™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, & the Whitemud & Henday! Donâ€™t miss your chance to own a solid home in a family-friendly west Edmonton neighbourhoodâ€™a little love will go a long way!

Built in 1982

### Essential Information

MLS® # E4459050

Price \$385,000



|                |                        |
|----------------|------------------------|
| 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, Crawl Space, Deck, Security Window Bars |
| 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, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Stucco                                                            |
| Foundation        | Concrete Perimeter                                                      |

**Additional Information**

Date Listed               September 23rd, 2025  
Days on Market       29  
Zoning                    Zone 20

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