

## \$384,900 - 7123 187a Street, Edmonton

MLS® #E4461075

**\$384,900**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

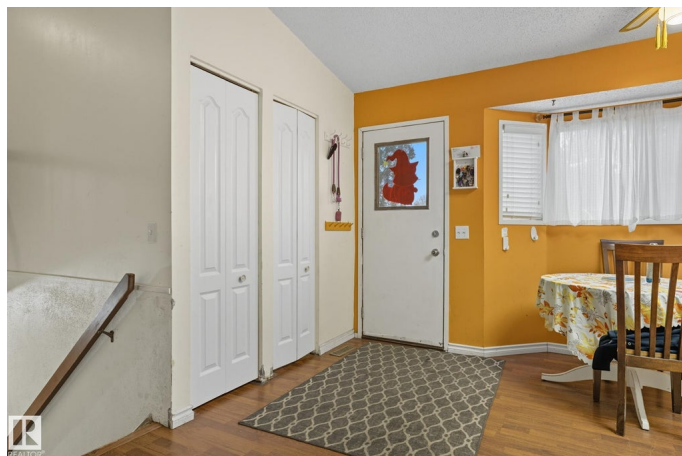
Lymburn, Edmonton, AB

Welcome to this charming, air-conditioned 4-level split perfectly situated on a corner lot just steps from Lymburn School!! The main floor features a bright and spacious living area filled with natural light, a cozy wood-burning fireplace, and an open-concept kitchen-perfect for entertaining. Upstairs, you will find three generously sized bedrooms and a 4-piece bathroom. The lower level offers a large rec room, an additional 3-piece bathroom, and a convenient laundry area. Completing the home, the basement includes a fourth bedroom and ample storage space. Enjoy peace of mind with newer mechanical upgrades, including furnace, hot water tank, central A/C and roof. Outside the double detached garage comes equipped with a newer garage door opener and offers plenty of parking space. Located in a family-friendly neighbourhood, you are just minutes from shopping, parks and schools, with easy access to the Whitemud and Henday.

Built in 1983

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461075  |
| Price     | \$384,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,050                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7123 187a Street |
| Area        | Edmonton         |
| Subdivision | Lymburn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 5E8          |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Front Porch, No Smoking Home |
| Parking Spaces | 4                                                                                          |
| Parking        | Double Garage Detached                                                                     |

### Interior

|              |                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                          |
| Fireplace    | Yes                                                                                                                                                                |
| Fireplaces   | Mantel                                                                                                                                                             |
| Stories      | 3                                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                                |
| Basement     | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                |
| Exterior Features | Corner Lot, Cul-De-Sac, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Lymburn School         |
| Middle     | S. Bruce Smith         |
| High       | Lillian Osborne School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 20           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 1:17pm MDT