

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

MLS® #E4461075

\$384,900

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

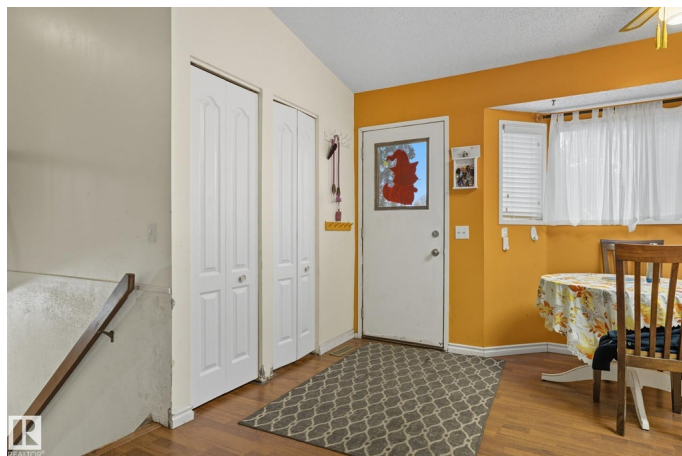
Lymburn, Edmonton, AB

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	22
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 28th, 2025 at 5:02pm MDT