

Courtesy Of Kimberly Phillips Of Rimrock Real Estate

## \$569,000 - 7703 182 Street, Edmonton

MLS® #E4432239

**\$569,000**

4 Bedroom, 3.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this beautifully REMODELLED home in the heart of Lymburn offering MODERN finishes, SPACIOUS living, and a PRIME location! Step inside to discover brand new VINYL PLANK flooring, fresh paint, and stylish new lighting. The fully renovated kitchen features new STAINLESS STEEL appliances, sleek cabinetry, and beautiful QUARTZ countertops. 4 bedrooms upstairs and an additional flex room in the basement, this home is perfect for growing families or those who love to entertain! All of the bathrooms have been redone adding to the home's contemporary feel. The fully finished basement offers additional living space with a WET BAR, making it perfect for entertaining or as a private retreat. Enjoy the SPACIOUS backyard perfect for family BBQs!! This home also comes with an oversized DOUBLE ATTACHED GARAGE that provides ample parking and storage!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432239  |
| Price      | \$569,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,780                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7703 182 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1Z6         |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, See Remarks |
| Parking Spaces | 4                                                                                             |
| Parking        | Double Garage Attached                                                                        |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Brick Facing                                                                                              |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks |

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

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Lymburn School   |
| Middle     | Vernon Barfield  |
| High       | Hillcrest School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 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 May 1st, 2025 at 10:47pm MDT