



**Edmonton**      **20 Lymburn**      **LP:**      **\$314,900**  
 7216 183A ST NW      **SP:**      **M**

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4208275  
**Style:** 4 Level Split      **Bdrms Above:** 2  
**Year Built:** 1983      **Bdrms Total:** 3  
**Full Baths:** 2      **Basement:** Full  
**Half Baths:** 0      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 1,000.41      **Tot A.G. SqM:** 92.94

EXCEPTIONAL VALUE in Lymburn! Large pie-lot in key-hole cres! EXTENSIVE UPGRADES since 2011 include: new kitchen 2014 w/backsplash 2019, shingles 2019, new fencing 2017, new sump pump 2020, new furnace 2015, interior doors and trim 2019, cork flooring 2016, front entry flooring 2019, vinyl plank in master 2014, upper bdrm windows 2017 (all windows other than LR have been replaced, some by prev owner), extra bdrm added on lower level 2012, new carpet/ceiling/drywall in basement in 2015! Main level features cork flooring and LR bay window, and gorgeous eat-in kitchen! Don't miss the built-in dishwasher! The upper level provides a full bath, master with large walk-in, and 2nd bedroom. Family room/play area, 3rd bedroom and 3pc bath on lower level, with 2nd living space perfect for movie-nights in the basement. Huge driveway with garage pad already poured! Walking distance to two parks out the back gate! Great family neighbourhood, close to Callingwood shopping and public transit. The perfect starter home!!

**Directions:**

**Virtual Tour:** <https://vimeo.com/442850400>

**Brochure:** <http://www.7216-183A-St.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	4						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	N		<b>Fireplace Type:</b>		<b>Fireplace Fuel:</b>		<b>Lowr:</b>		
<b>Parking:</b>	Front Drive Access, Parking Pad Cement/Paved						<b>BIGd:</b>		
<b>Garage Dim:</b>			<b>Prk Encl/Ttl:</b>		/		<b>Total A.G.:</b>	92.94	1,000.41

<b>Living Room:</b>	4.57x3.96	M	<b>Master Bedroom:</b>	3.66x3.05	U	<b>Utility Room</b>	3.05x2.13	B
<b>Dining Room:</b>	3.05x3.05	M	<b>Bedroom 2:</b>	3.05x2.44	U			
<b>Kitchen:</b>	3.05x3.05	M	<b>Bedroom 3:</b>	3.66x2.74	L			
<b>Family Room:</b>	3.96x2.44	L	<b>Bedroom 4:</b>					
<b>Den:</b>			<b>Second Living Room</b>	6.10x3.35	B			
<b>Bonus Room:</b>								

**Flooring:** Carpet, Cork Flooring, Vinyl Plank      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Source:** Natural Gas  
**Exterior:** Brick, Vinyl      **Features:** Exterior Walls- 2"x6", No Smoking Home, Parking-Extra, Vacuum System-Roughed-In  
**Site Influences:** No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds      **Restrictions:** None Known  
**Goods Excluded:** Mini fridge unit including cupboard in utility room, Electric fireplace in living room, Basement tv stand/fireplace unit

**Warranty:**

**Elem School:** Lymburn School      **Jr. High School:** Parkview School      **Sr High School:** Jasper Place School

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

**Total Lot M2:** 538.40      **Lot Shape:** Pie Shaped      **Lot Dimen:**  
**Frontage:**      **Depth:**      **Zoning:** RPL  
**Conform:** Phone List Associate/Broker      **Conform Yr:**      **Front Expos:** Southeast  
**Taxes:** \$2,724.18 2019      **Local Improve:**