

\$389,900 - 7612 189 Street, Edmonton

MLS® #E4454589

\$389,900

3 Bedroom, 2.00 Bathroom, 898 sqft
Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Don't miss out on this fantastic opportunity! Single-family home with double front attached garage in West Edmonton for LESS than \$400,000! Charming 4-level split home with 3 bedrooms, 2 full bathrooms, family room PLUS recreation room AND a sauna! Close to Lymburn Park, YMCA, and West Edmonton Mall, Whitemud, Anthony Henday, and schools! This is a fantastic home at a fantastic price for first time home buyers or a young family.

Built in 1987

Essential Information

MLS® #	E4454589
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information



Address	7612 189 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5H9

Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Electric, Recreation Room/Centre, Secured Parking, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Vent Free
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lymburn, St Martha Schools
------------	----------------------------

Additional Information

Date Listed	August 25th, 2025
Days on Market	61
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 25th, 2025 at 3:47pm MDT