

## **\$398,000 - 7711 189 Street, Edmonton**

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MLS® #E4454731

**\$398,000**

4 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

This well maintained 4-level split offers over 1500 sq ft of living space with 4 bedrooms and 2 full baths—ideal for families or those needing extra space. On the main level, you’ll find a welcoming living room with high ceilings, and large windows that fill the space with natural light, along with a bright kitchen and dining area. The upper level has 3 bedrooms (one with patio doors that lead to deck) and a 4-piece bath. The lower level adds flexibility with a fourth bedroom, 3-piece bath, and a family room—a great retreat for teens, or a home office. Recent updates include: newer flooring and fresh paint, making this home move-in ready. You’ll also appreciate the comfort of central air conditioning year-round. Outside, the property has a generous backyard featuring a firepit area and fenced space for parking more than 3 cars, RV parking or future garage. This home is located in the desirable Lymburn community, offering quick access to parks, schools, shopping, and major routes for an easy commute.

Built in 1983

### **Essential Information**

MLS® # E4454731

Price \$398,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	7711 189 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5T4

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Fire Pit
Parking Spaces	4
Parking	No Garage

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Lymburn Elementary

**Additional Information**

Date Listed                      August 26th, 2025

Days on Market                1

Zoning                              Zone 20

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