

\$400,000 - 7327 189 Street, Edmonton

MLS® #E4460492

\$400,000

3 Bedroom, 2.00 Bathroom, 985 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

This extremely clean & well-kept 3 bed, 2 full bath home boasts pride of ownership! The main floor features a bright kitchen with a casual dining area, plus a full dining space perfect for hosting. Upstairs, you'll find a larger primary room with an additional 2 bedrooms and a 4-piece bath. The lower level provides a cozy family room with large windows and a stunning brick-faced wood-burning fireplace, a spacious office/study area and another 3-piece bath. In the basement, you'll find the laundry/utility area, and two large storage closets. Outside, you'll find a spacious patio area and a beautifully landscaped backyard, perfect for kids or pets! Upgrades include: roof (2015), redone concrete walks, patio and driveway. Close to schools, parks, West Edmonton Mall and with easy access to the Whitemud and Anthony Henday, this home combines comfort, convenience, and location. Lovingly maintained by its long term owner of 30+ years, this home is ready for its new family!

Built in 1982

Essential Information

MLS® # E4460492

Price \$400,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	7327 189 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5G7

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	LYMBURN, ORMSBY
Middle	S. BRUCE SMITH, HILLCREST
High	ST. OSCAR ROMERO

Additional Information

Date Listed	October 2nd, 2025
Days on Market	5
Zoning	Zone 20

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