

Courtesy Of Kelly A Grant Of Sweetly

## \$375,000 - 7519 189 Street, Edmonton

MLS® #E4430435

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

3+1 bedroom, 2-bathroom bungalow on a spacious corner lot in the desirable west-end Lymburn neighborhood. The layout is ideal for families of all sizes, and the fenced backyard provides good privacy. The double detached garage has a 10' ceiling, and is wired for 220V. Conveniently located near Jamie Platz Family YMCA, Callingwood Rec Centre, schools, parks, and shopping. Available for immediate possession, bring your vision and make this home your own!

Built in 1987

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430435               |
| Price          | \$375,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 7519 189 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5J1         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | See Remarks  |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Heated, Parking Pad Cement/Paved |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Glass Door, Tile Surround  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Lymburn School        |
| Middle     | S. Bruce Smith School |
| High       | Jasper Place School   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |

## Zoning

## Zone 20

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Listing information last updated on April 30th, 2025 at 7:17pm MDT