

## \$399,900 - 7612 189 Street, Edmonton

---

MLS® #E4454589

**\$399,900**

3 Bedroom, 2.00 Bathroom, 898 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Charming 4-Level Split in Family-Friendly Lymburn! Welcome to this well-maintained single-family home in a quiet, family-oriented neighborhood - perfect for first-time buyers or young families. This inviting 4-level split features 3 spacious bedrooms and 2 bathrooms, offering both comfort and practicality. Enjoy the convenience of being within walking distance to both public and Catholic elementary schools and just minutes from Lymburn Park, great for outdoor activities and leisurely strolls. Inside, the home's unique layout includes a finished basement with a rec room and family room, ideal for entertaining guests or setting up a cozy family movie night. Plus, unwind in your very own private SAUNA, adding a touch of luxury to your everyday life. Set on a peaceful street, this home provides a tranquil retreat without sacrificing convenience. Perfect for a growing family or anyone looking for a cozy, well-located home with ample space to relax and entertain. Don't miss out on this fantastic opportunity!

Built in 1987

### Essential Information

MLS® # E4454589

Price \$399,900



|                |                        |
|----------------|------------------------|
| 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 | 10                |
| 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 September 4th, 2025 at 7:47pm MDT