

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

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                15

Zoning                            Zone 20

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