

Courtesy Of Minh Nguyen Of Professional Realty Group

\$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
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Additional Information

Date Listed	August 25th, 2025
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Days on Market	9
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Zoning	Zone 20
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Listing information last updated on September 3rd, 2025 at 3:17am MDT