

## \$389,900 - 7612 189 Street, Edmonton

MLS® #E4454589

**\$389,900**

3 Bedroom, 2.00 Bathroom, 898 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Don't miss out on this fantastic opportunity! Single-family home with double front attached garage in West Edmonton for LESS than \$400,000! Charming 4-level split home with 3 bedrooms, 2 full bathrooms, family room PLUS recreation room AND a sauna! Close to Lymburn Park, YMCA, and West Edmonton Mall, Whitemud, Anthony Henday, and schools! This is a fantastic home at a fantastic price for first time home buyers or a young family.

Built in 1987

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454589               |
| Price          | \$389,900              |
| 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 | 58                |
| Zoning         | Zone 20           |

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