

\$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	22
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 16th, 2025 at 8:32am MDT