

## **\$449,900 - 7219 189 Street, Edmonton**

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MLS® #E4432348

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this FANTASTIC property in the highly desirable community of Lymburn! This amazing 4 LEVEL SPLIT is complete with 5 BEDROOMS, 3 full baths and OVER 2270 sq ft of finished living space. As you enter the property, you will immediately notice the VAULTED ceiling and abundance of NATURAL LIGHT. The first floor is complete with large living room, spacious dining area and MASSIVE kitchen perfectly located at the rear of the property. Venturing upstairs, you will be pleased to find 3 LARGE bedrooms and 2 full baths. Making your way to the LOWER LEVEL, you will be surprised by the size of the second GIGANTIC living room complete with GAS FIREPLACE! A 4th bedroom, full bathroom and laundry rounds out the lower level. The basement has a 5TH BEDROOM as well as additional opportunity to develop more living space. The large backyard is complete with PARKING PAD and direct lane access proving ample onsite parking. Only MINUTES walk to Lymburn Park, school and community league; this property HAS IT ALL!



Built in 1991

### **Essential Information**

MLS® #                      E4432348

Price                         \$449,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,148
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7219 189 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5W5

### Amenities

Amenities	On Street Parking, Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	16
Zoning	Zone 20

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Listing information last updated on May 9th, 2025 at 7:02pm MDT