

## \$384,900 - 7615 189st, Edmonton

MLS® #E4436600

**\$384,900**

3 Bedroom, 2.00 Bathroom, 969 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Gorgeous renovated 4-level split located in the heart of Lymburn! This beautifully updated home offers 3 spacious bedrooms and 2 full bathrooms, perfect for families or first-time buyers. The modern kitchen features updated cabinetry and finishes, while both bathrooms have been tastefully renovated. Major upgrades include newer windows, roof, hot water tank, furnace, and central air conditioning for year-round comfort. A bright 3-season room off the back door extends your living space and opens to a large, fully fenced yard—ideal for relaxing, entertaining, or family fun. Situated on a quiet street with easy access to Whitemud Drive, Anthony Henday, and just minutes from West Edmonton Mall, this move-in ready home combines comfort, convenience, and style in one of Edmonton's most desirable west-end communities.

Built in 1982

### Essential Information

MLS® #	E4436600
Price	\$384,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	969



Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7615 189st
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5J1

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lymburn Elementary
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Middle	St Rose Junior High
High	Oscar Romero Catholic High

### Additional Information

Date Listed	May 15th, 2025
Days on Market	4
Zoning	Zone 20

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