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

MLS® #E4432348

#### \$449.900

5 Bedroom, 3.00 Bathroom, 1,148 sqft Single Family on 0.00 Acres

Lymburn, Edmonton, AB

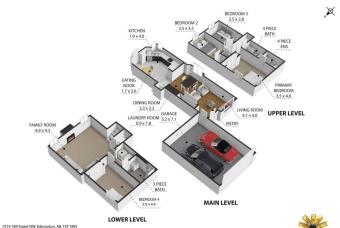
Welcome to this FANTASTIC property in the highly desirable community of Lymburn! This amazing 4 LEVEL SPLIT is complete with 5 BEDROOMS, 3 full baths and OVER 2270 sq. ft of finished living space. As you enter the property, you will immediately notice the VAULTED ceiling and abundance of NATURAL LIGHT. 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 Lymburm Park, school and community league; this property HAS IT ALL!

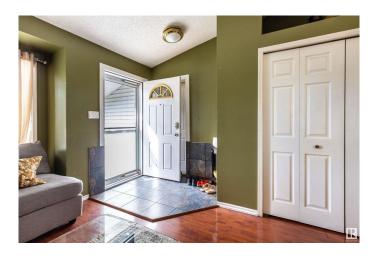


## **Essential Information**

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 1

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 April 24th, 2025 at 8:17am MDT