

## \$375,000 - 7519 189 Street, Edmonton

MLS® #E4430435

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

3+1 bedroom, 2-bathroom bungalow on a spacious corner lot in the desirable west-end Lymburn neighborhood. The layout is ideal for families of all sizes, and the fenced backyard provides good privacy. The double detached garage has a 10' ceiling, and is wired for 220V. Conveniently located near Jamie Platz Family YMCA, Callingwood Rec Centre, schools, parks, and shopping. Available for immediate possession, bring your vision and make this home your own!

Built in 1987

### Essential Information

MLS® #	E4430435
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	7519 189 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5J1

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Heated, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **School Information**

Elementary	Lymburn School
Middle	S. Bruce Smith School
High	Jasper Place School

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	7

## 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 18th, 2025 at 6:32pm MDT