

Courtesy Of Matthew Page Of The Good Real Estate Company

\$449,900 - 7219 189 Street, Edmonton

MLS® #E4432348

\$449,900

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

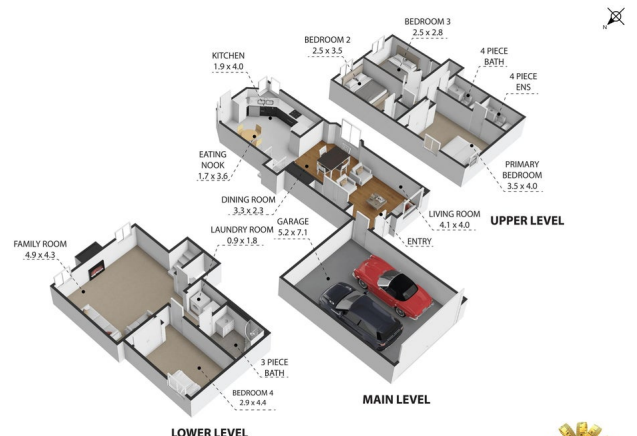
Lymburn, Edmonton, AB

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 Lymburn Park, school and community league; this property HAS IT ALL!

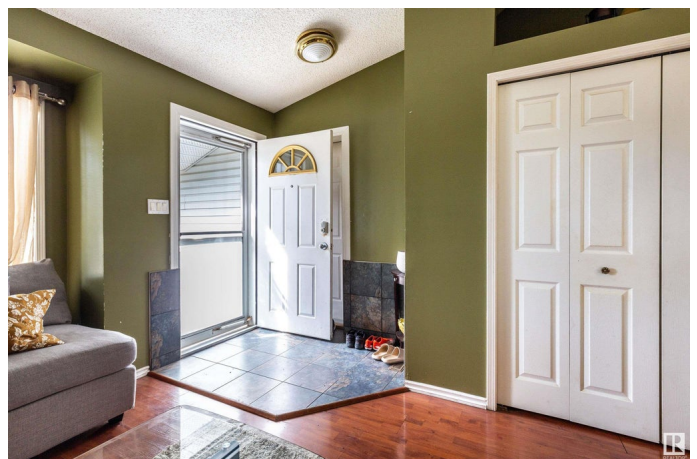
Built in 1991

Essential Information

MLS® # E4432348
Price \$449,900



7219 189 Street NW, Edmonton, AB, T5T 5W5
TOTAL APPROX. FLOOR AREA: 1152 SQ/FT
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of sites, buildings, spaces and other physical items are approximate and the responsibility to take the site, property, or measurements, this plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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 12
Zoning Zone 20

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Listing information last updated on May 5th, 2025 at 5:17pm MDT