

## \$399,000 - 7311 189 Street, Edmonton

MLS® #E4448645

**\$399,000**

3 Bedroom, 3.00 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this inviting 3-bedroom, 4-bath home (2 full, 2 half) nestled in the highly desirable community of Lymburn. Offering comfort, functionality, and space for the whole family, this property is perfect for anyone looking to enjoy a quiet neighborhood close to everyday conveniences. Step inside to discover a bright and practical layout, featuring a spacious living area and a fully finished basement complete with a bar – ideal for entertaining guests. The primary bedroom includes a private ensuite, offering a relaxing retreat at the end of the day. Recent updates include newer asphalt shingles, a newer hot water tank, and a newer furnace, providing peace of mind for years to come. Outside, enjoy a large, private yard surrounded by mature trees – perfect for kids, pets, or summer gatherings. There's a handy wood-frame storage shed and plenty of parking available, including a back-alley pad with room for multiple vehicles plus additional parking in the front. End your day on the cozy front porch.

Built in 1986

### Essential Information

MLS® # E4448645

Price \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,413                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7311 189 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5G7         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, Fire Pit, Front Porch, Parking-Extra, Storage-In-Suite, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Over Sized, Parking Pad Cement/Paved   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 20         |

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Listing information last updated on July 19th, 2025 at 1:47pm MDT