

## \$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
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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 1:17am MDT