

## \$399,900 - 7339 189 Street, Edmonton

MLS® #E4437972

**\$399,900**

4 Bedroom, 2.00 Bathroom, 969 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to Edmonton's west end community of Lymburn, where tree-lined streets and true community thrives! This charming 4-level split offers just the right amount of space with 4 bedrooms & 2 bathrooms. Whether you're juggling work-from-home days, family movie nights, or overnight guests, you'll appreciate this smart layout. Step outside and fall in love with the landscaped backyard, ideal for BBQs, backyard games, and sweet raspberry picking. There's even a dog run for your furry loved ones. Enjoy the large double detached garage (23'1" x 25'1") and the convenience of lots of storage space. Major upgrades include: Windows (2018), furnace (2017), shingles (2016), hot water tank (2020), and gutters (2021). Walk the kids to the nearby elementary school or explore the park, rink, and soccer fields just minutes away. Only a quick drive from Callingwood's Farmers' Market, YMCA, splash park and skate park with easy access to Whitemud and Anthony Henday. This isn't just a house—it's your next chapter.

Built in 1983

### Essential Information

MLS® # E4437972

Price \$399,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7339 189 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5G7

### Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Lymburn Elementary school
High	St. Oscar Romero Catholic

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	10
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 June 1st, 2025 at 9:47am MDT