

\$389,900 - 7612 189 Street, Edmonton

MLS® #E4454589

\$389,900

3 Bedroom, 2.00 Bathroom, 898 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

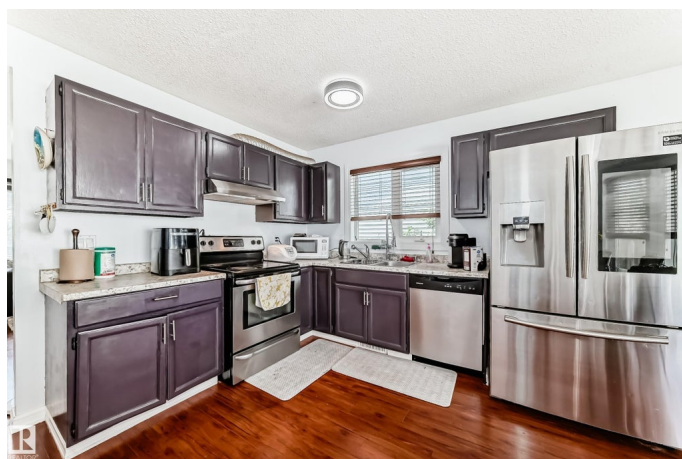
Don't miss out on this fantastic opportunity! Single-family home with double front attached garage in West Edmonton for LESS than \$400,000! Charming 4-level split home with 3 bedrooms, 2 full bathrooms, family room PLUS recreation room AND a sauna! Close to Lymburn Park, YMCA, and West Edmonton Mall, Whitemud, Anthony Henday, and schools! This is a fantastic home at a fantastic price for first time home buyers or a young family.

Built in 1987

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4454589 |
| Price | \$389,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 898 |
| Acres | 0.00 |
| Year Built | 1987 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information



| | |
|-------------|-----------------|
| Address | 7612 189 Street |
| Area | Edmonton |
| Subdivision | Lymburn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 5H9 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, On Street Parking, Hot Water Electric, Recreation Room/Centre, Secured Parking, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Vent Free |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior | Wood, Brick, Stucco, Vinyl |
| Exterior Features | Fenced, Flat Site, Playground Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Lymburn, St Martha Schools |
|------------|----------------------------|

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 25th, 2025 |
| Days on Market | 32 |
| Zoning | Zone 20 |

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Listing information last updated on September 26th, 2025 at 4:47am MDT