

## \$389,000 - 7327 189 Street, Edmonton

MLS® #E4460492

**\$389,000**

3 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

With a MOTIVATED seller, this extremely clean and well-kept 3 BED, 2 BATH FAMILY HOME shows true pride of ownership! The main floor features a bright kitchen with casual dining, plus a full dining room for hosting. Upstairs offers a spacious primary bedroom, two additional bedrooms, and a 4-piece bath. The lower level includes a cozy family room with large windows and a brick-faced wood-burning fireplace, a dedicated office/study, and a 3-piece bath. In the basement, you'll find the laundry/utility area and two large storage closets. Outside, enjoy a large patio and beautifully landscaped, fenced backyard—great for kids and pets! UPGRADES include: ROOF (2015), NEWER GARAGE ROOF, REDONE CONCRETE WALKS, PATIO and DRIVEWAY. Prime location near schools, parks, West Edmonton Mall, with quick access to Whitemud and Anthony Henday. Lovingly maintained by the same owner for 30+ years, this home is move-in ready and ready for its new family!

Built in 1982

### Essential Information

MLS® # E4460492

Price \$389,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,002                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7327 189 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5G7         |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | On Street Parking, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Detached                             |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Fireplace    | Yes                                                                                                                     |
| Fireplaces   | Brick Facing                                                                                                            |
| Stories      | 3                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | LYMBURN, ORMSBY           |
| Middle     | S. BRUCE SMITH, HILLCREST |
| High       | ST. OSCAR ROMERO          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 20           |

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Listing information last updated on October 21st, 2025 at 8:32am MDT