

\$398,000 - 7711 189 Street, Edmonton

MLS® #E4454731

\$398,000

4 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

This well maintained 4-level split offers over 1500 sq ft of living space with 4 bedrooms and 2 full baths—ideal for families or those needing extra space. On the main level, you’ll find a welcoming living room with high ceilings, and large windows that fill the space with natural light, along with a bright kitchen and dining area. The upper level has 3 bedrooms (one with patio doors that lead to deck) and a 4-piece bath. The lower level adds flexibility with a fourth bedroom, 3-piece bath, and a family room—a great retreat for teens, or a home office. Recent updates include: newer flooring and fresh paint, making this home move-in ready. You’ll also appreciate the comfort of central air conditioning year-round. Outside, the property has a generous backyard featuring a firepit area and fenced space for parking more than 3 cars, RV parking or future garage. This home is located in the desirable Lymburn community, offering quick access to parks, schools, shopping, and major routes for an easy commute.

Built in 1983

Essential Information

MLS® # E4454731

Price \$398,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	7711 189 Street
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5T4

Amenities

Amenities	Off Street Parking, Air Conditioner, Fire Pit
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Foundation Concrete Perimeter

School Information

Elementary Lymburn Elementary

Additional Information

Date Listed August 26th, 2025

Days on Market 6

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 September 1st, 2025 at 11:02am MDT