

Courtesy Of Kelly A Grant Of Sweetly

## \$375,000 - 7519 189 Street, Edmonton

MLS® #E4428013

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,184 sqft  
Single Family on 0.00 Acres

Lymburn, Edmonton, AB

3+1 bedroom, 2-bathroom bungalow on a spacious corner lot in the desirable west-end Lymburn neighborhood. With 1,184 sq. ft., this home offers great potential but needs some TLC to shine. The layout is ideal for families of all sizes, and the fenced backyard provides good privacy. The double detached garage has a 10' ceiling, and is wired for 220V. Conveniently located near Jamie Platz Family YMCA, Callingwood Rec Centre, schools, parks, and shopping. Available for immediate possession, bring your vision and make this home your own!

Built in 1987

### Essential Information

MLS® #	E4428013
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address 7519 189 Street  
Area Edmonton  
Subdivision Lymburn  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 5J1

## Amenities

Amenities See Remarks  
Parking Spaces 4  
Parking Double Garage Detached, Heated, Parking Pad Cement/Paved

## Interior

Appliances Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Glass Door, Tile Surround  
Stories 2  
Has Basement Yes  
Basement Full, Finished

## Exterior

Exterior Wood, Brick, Stucco, Vinyl  
Exterior Features Back Lane, Corner Lot, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Brick, Stucco, Vinyl  
Foundation Concrete Perimeter

## School Information

Elementary Lymburn School  
Middle S. Bruce Smith School  
High Jasper Place School

## Additional Information

Date Listed March 28th, 2025  
Days on Market 6

## Zoning

## Zone 20

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Listing information last updated on April 3rd, 2025 at 8:47pm MDT