

\$400,000 - 7327 189 Street, Edmonton

MLS® #E4460492

\$400,000

3 Bedroom, 2.00 Bathroom, 985 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

This extremely clean & well-kept 3 bed, 2 full bath home boasts pride of ownership! The main floor features a bright kitchen with a casual dining area, plus a full dining space perfect for hosting. Upstairs, you'll find a larger primary room with an additional 2 bedrooms and a 4-piece bath. The lower level provides a cozy family room with large windows and a stunning brick-faced wood-burning fireplace, a spacious office/study area and another 3-piece bath. In the basement, you'll find the laundry/utility area, and two large storage closets. Outside, you'll find a spacious patio area and a beautifully landscaped backyard, perfect for kids or pets! Upgrades include: roof (2015), redone concrete walks, patio and driveway. Close to schools, parks, West Edmonton Mall and with easy access to the Whitemud and Anthony Henday, this home combines comfort, convenience, and location. Lovingly maintained by its long term owner of 30+ years, this home is ready for its new family!

Built in 1982

Essential Information

MLS® # E4460492

Price \$400,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 985 |
| 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 | 2 |
| 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 October 4th, 2025 at 10:32am MDT