

# \$449,900 - 7219 189 Street, Edmonton

MLS® #E4432348

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,148 sqft  
Single Family on 0.00 Acres

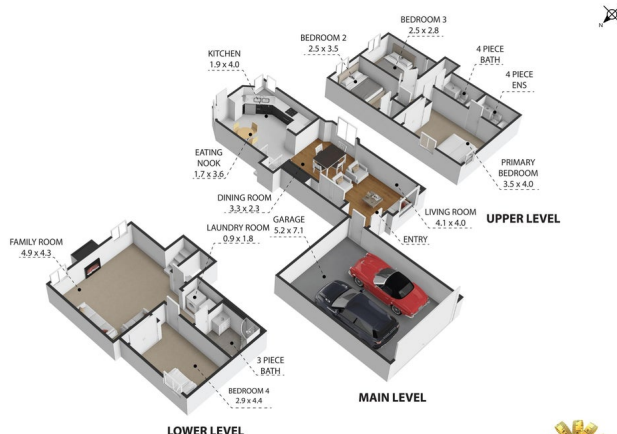
Lymburn, Edmonton, AB

Welcome to this FANTASTIC property in the highly desirable community of Lymburn! This amazing 4 LEVEL SPLIT is complete with 5 BEDROOMS, 3 full baths and OVER 2270 sq ft of finished living space. As you enter the property, you will immediately notice the VAULTED ceiling and abundance of NATURAL LIGHT. The first floor is complete with large living room, spacious dining area and MASSIVE kitchen perfectly located at the rear of the property. Venturing upstairs, you will be pleased to find 3 LARGE bedrooms and 2 full baths. Making your way to the LOWER LEVEL, you will be surprised by the size of the second GIGANTIC living room complete with GAS FIREPLACE! A 4th bedroom, full bathroom and laundry rounds out the lower level. The basement has a 5TH BEDROOM as well as additional opportunity to develop more living space. The large backyard is complete with PARKING PAD and direct lane access proving ample onsite parking. Only MINUTES walk to Lymburn Park, school and community league; this property HAS IT ALL!

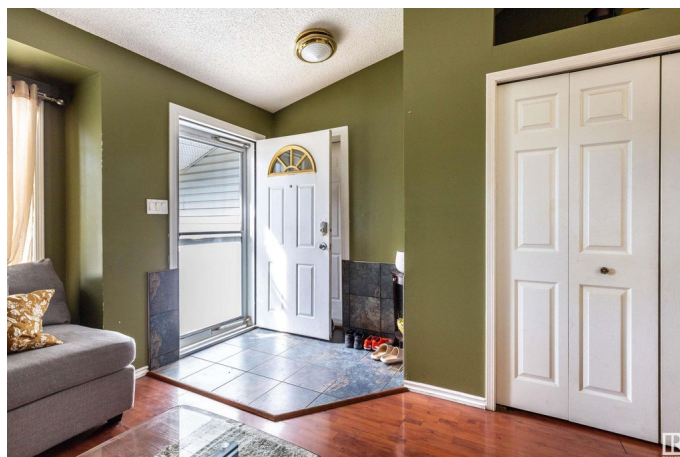
Built in 1991

## Essential Information

MLS® # E4432348  
Price \$449,900



7219 189 Street NW, Edmonton, AB, T5T 5W5  
TOTAL APPROX. FLOOR AREA: 1152 SQ/FT  
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, doors and other items are approximate and the responsibility to take the site and property as presented.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,148                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7219 189 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5W5         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025  
Days on Market 1  
Zoning Zone 20

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Listing information last updated on April 24th, 2025 at 1:17pm MDT