

\$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	21
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 23rd, 2025 at 9:17am MDT