

\$389,000 - 7023 189 Street, Edmonton

MLS® #E4444044

\$389,000

4 Bedroom, 2.00 Bathroom, 1,045 sqft
Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this beautifully updated 4-level split home, nestled in a family-friendly community close to schools, shopping, transit, and parks with a playground the kids will love. Each level offers just under 500 sq ft of functional living space—perfect for a growing family. Situated on a massive pie-shaped lot, the backyard is ideal for outdoor living, featuring ample green space for kids to play, a patio with pavers for entertaining, garden potential, and parking for multiple vehicles—including an RV. The upper levels have been tastefully renovated, including a modernized bathroom with new tile and paint. The kitchen and staircase feature elegant stone flooring, and the lower level has been freshly updated. Front windows were replaced in recent years, enhancing both curb appeal and energy efficiency. Major upgrades include a new furnace and hot water tank (2024) and attic insulation (2023)—offering year-round comfort and savings. A perfect combination of space, upgrades, and location—don’t miss this one



Built in 1983

Essential Information

| | |
|--------|-----------|
| MLS® # | E4444044 |
| Price | \$389,000 |

| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,045 |
| Acres | 0.00 |
| Year Built | 1983 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 7023 189 Street |
| Area | Edmonton |
| Subdivision | Lymburn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 5E3 |

Amenities

| | |
|-----------|------------|
| Amenities | Fire Pit |
| Parking | RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

Elementary Lymburn School

Additional Information

Date Listed June 24th, 2025

Days on Market 10

Zoning Zone 20

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