

## \$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        7

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 July 1st, 2025 at 2:17pm MDT