# \$474,000 - 7415 190a Street, Edmonton

MLS® #E4439671

#### \$474,000

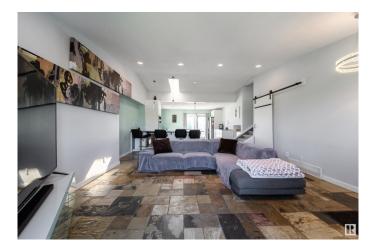
3 Bedroom, 2.00 Bathroom, 1,065 sqft Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to Lymburn where the perfect family home does exist. Nestled in the gorgeous community across from green space is Turn Key/Move-in Ready this charming 1800sf livable space 4-level split has it all. Walking in you will love the open concept living room and a kitchen with no shortage of storage has all the finest appliances with granite counters and soft close drawers throughout. Step outside to enjoy the beautiful deck, yard and hot tub. Perfect for all seasons. Take in all the natural light from the oversized windows. Or come inside and cozy up in your second living room with a natural fireplace. This 4bd & 2 bath home, with plenty of storage has all the upgrades which include: High End SS appliances, new kitchen, new carpet, new LVP, new paint, new millwork, HWT 2025, HE-Furnace 2018, AC 2023, Shingles 2024, Samsung W/D 2019, new plumbing & lighting throughout. Walking distance to schools, parks, public transportation and minutes away from the Whitemud and local shopping. Welcome Home!!







Built in 1989

# **Essential Information**

MLS® # E4439671 Price \$474,000 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,065

Acres 0.00

Year Built 1989

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

Address 7415 190a Street

Area Edmonton
Subdivision Lymburn
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 5T2

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exercise

Room, Hot Tub, Hot Water Electric, No Smoking Home, See Remarks,

Vacuum System-Roughed-In

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Vacuum Systems, Washer, Window Coverings, See

Remarks, Stove-Countertop Inductn, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 4

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 31st, 2025

Days on Market 19

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 June 18th, 2025 at 9:47pm MDT