

## \$399,900 - 7271 190a Street, Edmonton

MLS® #E4431838

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to Lymburn! This 1238 sf, 4 bedroom 3 bath home is just waiting for your personal touches! Located in a great area of the city with easy access to shopping, The Anthony Henday, The Whitemud, public transporation and schools! The main floor features a livingroom/dining room area, kitchen and a dining nook with vaulted ceilings. Off of the kitchen is a 2 season room. Go a few steps up and you have the primary bedroom with a 3 piece ensuite, 2 more generous size bedrooms and a 4 piece bathroom. The next floor down has a family room, with a fireplace, another bedroom and a 4 piece bathroom. The lower level has potential for a great media room or a recreation area and is partially finished!

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431838  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,239     |
| Acres          | 0.00      |
| Year Built     | 1989      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7271 190a Street |
| Area        | Edmonton         |
| Subdivision | Lymburn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 5T1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vaulted Ceiling  |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 20          |

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Listing information last updated on April 22nd, 2025 at 9:02am MDT