

## \$468,000 - 7271 190a Street, Edmonton

MLS® #E4453379

**\$468,000**

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this fully renovated 4-level-split in Lymburn. With over 2500 sq.ft in living space, this house features vaulted ceiling on the spacious open living room & dining area. Large kitchen with white cabinets, granite countertop and patio door with access to large 2-season room and paved back yard. Upper level features huge master bedroom with a 3-piece ensuite and walk-in closet, 2 more good sized bedrooms and a 4-pc bath. Third level features a large family room with fireplace, 4th bedroom & another 4-pc bath. Basement is newly finished with another large room that has capacity for any purpose or gathering events. Total extensive renovation done on all 4 levels with all new vinyl planks, new PVC windows and new paints. Walking distance to Lymburn park, school and community league. Short drive to West Edmonton Mall and quick access to Anthony Henday Drive and Whitemud Drive.

Built in 1989

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453379  |
| Price      | \$468,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,223                  |
| 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, Sunroom, 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                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Corner, Tile Surround                                                                                                                 |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, 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                                                                                 |

**School Information**

Elementary                Lymburn

**Additional Information**

Date Listed                August 15th, 2025

Days on Market        19

Zoning                    Zone 20

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Listing information last updated on September 3rd, 2025 at 8:02am MDT