

## \$449,800 - 7323 190 Street, Edmonton

MLS® #E4458701

**\$449,800**

3 Bedroom, 3.50 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

BEAUTIFULLY RENOVATED WEST-END GEM! Located on a quiet street in Lymburn you will find this move-in-ready 2 Storey with 3 bedrooms, 3.5 bathrooms, & fully finished basement! Recent updates over the last few years include NEW KITCHEN, 3 RENOVATED BATHROOMS, FLOORING, LIGHTING, WINDOWS & ROOF! You will love the cozy living/dining area with fireplace and the stunning white kitchen with butcher block counters, SS appliances, and large pantry! Upper level has 3 large bedrooms including the primary with a gorgeous 4-piece ensuite. The upper main hallway bathroom has also undergone a beautiful reno! Basement is fully finished with large rec-room, 3-piece bathroom, and den/office. Enjoy the outdoors on your large backyard deck overlooking the lawn & keep your vehicles secure in the double detached garage. Convenient West-End location offers quick access to West Edmonton Mall, great neighbourhood schools, public transit, & all amenities nearby! This one needs to be seen to be appreciated. Come check it out!

Built in 1987

### Essential Information

MLS® # E4458701

Price \$449,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,412                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7323 190 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5H1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Brick, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| 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 September 21st, 2025 at 6:02pm MDT