

## \$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 | 7              |
| Zoning         | Zone 20        |

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Listing information last updated on June 7th, 2025 at 5:32am MDT