

## \$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      17

Zoning                 Zone 20

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