

## \$449,900 - 7731 188 Street, Edmonton

MLS® #E4454395

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

West End Beauty! This massive Lot in West Edmonton houses a recently updated 4 Level split home with Double attached garage. 3 good sized bedrooms with 2 full baths, This home is waiting for you! Entering, you are greeted by the spacious living room adjacent to the flex/dining room with overhead skylight. The massive kitchen easily fits a breakfast table and has access to the pie shaped back yard with no neighbours behind! A Huge deck and yard with Apple trees and Fruit/veg garden as well as play structure and shed which stay. Upstairs was originally 3 bedrooms, but the 3rd bedroom was converted by the previous owners into a laundry room and the Primary was made larger. The Main Batroom has modern updates complete with tile surround tub and quartz countertop vanity. Heading down to the 3rd level, We find a large family room with fireplace, The 3rd bedroom and a 3 piece bath. Finally the basement houses the rec room and also a large storage room. This gem won't last long, So act fast!!!

Built in 1983

### Essential Information

MLS® # E4454395

Price \$449,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,154                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7731 188 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5J4         |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, Fire Pit, Front Porch, Skylight |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |

### Interior

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplace    | Yes                                                                                                                                       |
| Fireplaces   | Mantel, Stone Facing                                                                                                                      |
| Stories      | 4                                                                                                                                         |
| Has Basement | Yes                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 20           |

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Listing information last updated on August 25th, 2025 at 2:48pm MDT