

## \$415,000 - 7712 188 Street, Edmonton

MLS® #E4450470

**\$415,000**

4 Bedroom, 2.00 Bathroom, 925 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this beautifully maintained and partially updated 4 level split nestled on a quiet street in the heart of Lymburn. This charming home offers over 900 sqft of functional living space above ground, complete with 3 bedrooms, a 4-piece bathroom, living room and kitchen. The layout is functional for family living and entertaining. The two lower levels hold the fourth bedroom, 3-piece bathroom, second living-room with fireplace, laundry room and additional bonus room, perfect for a kids toy room or home gym set-up! Enjoy summer evenings in the private, fully fenced backyard with mature trees or sit on the large, front deck, ideal for BBQs and relaxation. Additional features include a double detached garage, new shingles, newer furnace & A/C and windows throughout. Located minutes from West Edmonton Mall, schools, parks, transit, and major routes, this home offers unbeatable convenience in a family-friendly neighbourhood. Pride of ownership is evident- just move in and enjoy!

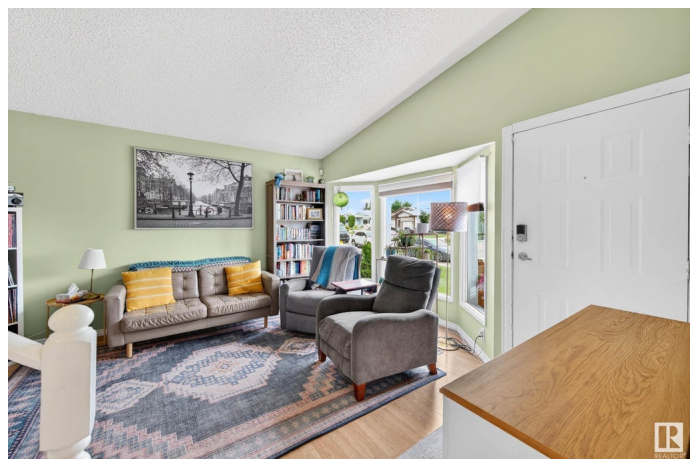
Built in 1983

### Essential Information

MLS® # E4450470

Price \$415,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 925                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7712 188 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5J3         |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                    |

### Interior

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, 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   | Direct Vent                                                                                                                                           |
| Stories      | 4                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**School Information**

|            |                |
|------------|----------------|
| Elementary | Ormsby         |
| Middle     | S. Bruce Smith |
| High       | S. Bruce Smith |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 20         |

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Listing information last updated on August 3rd, 2025 at 7:02am MDT