

\$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!

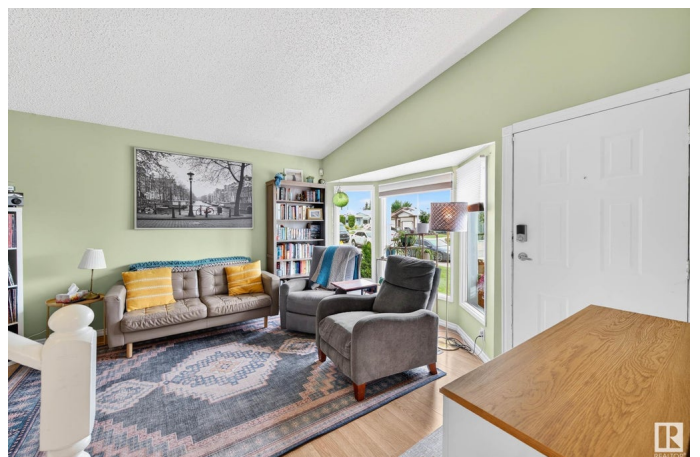
Built in 1983

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	5
Zoning	Zone 20

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Listing information last updated on August 5th, 2025 at 10:02am MDT