

## \$415,000 - 7348 188 Street, Edmonton

MLS® #E4421247

**\$415,000**

4 Bedroom, 3.00 Bathroom, 1,145 sqft  
Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this adorable 4 bedroom and 3 bathroom home in the quiet neighbourhood of Lymburn. This house boasts with so much character. Every space is very functional yet cozy at the same time. In the main floor, you will find a very spacious living room with lots of windows and a fire place. Around the corner, you will find the enormous kitchen and dining room where you can spend lots of quality time with family and friends. Upstairs you will find 3 generous sized bedrooms ideal for big families. Downstairs, you are welcomed with a big family bonus room which is perfect for hosting game nights and movie nights. The 4th bedroom with its own ensuite bathroom is also found in this level. In the basement, you will find another rec area, storage and laundry room. This house is a must-see! You don't wanna miss out on this one.

Built in 1985

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421247  |
| Price          | \$415,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,145     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1985                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7348 188 Street |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5G3         |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck, Front Porch, See Remarks |
| Parking   | Double Garage Detached         |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed February 12th, 2025

Days on Market 51

Zoning Zone 20

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