

## \$479,900 - 18539 77 Avenue, Edmonton

MLS® #E4426903

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,867 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Great family home located in a quiet cul-de-sac on a SOUTHWEST-facing large pie lot! This AIR-CONDITIONED home boasts 1,800+ sqft, 3+2 bedrooms, 3.5 baths with a fully finished basement & heated oversized double garage. Main floor features spacious living room, family room with a gas fireplace & good sized kitchen with loads of maple cabinetry, newer stainless steel appliances & corner pantry. Upstairs has 3 good sized bedrooms. The master bedroom has a 4pc ensuite w/ Jacuzzi tub & large W/I closet. The fully finished basement has two more bedrooms & a 4 pc full bath. Lots of upgrades- new shingles, basement development, FRESH paint throughout main floor, new appliances & brand new kitchen backsplash, partially new fence & Infrared heater in garage. Very private backyard is like an oasis with mature trees in the back & perfect for a family summer retreat. Walking distance to school & quick access to WEM & whitemud. Great place to call home!

Built in 1994

### Essential Information

MLS® #	E4426903
Price	\$479,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,867
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	18539 77 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6A8

### **Amenities**

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market      12

Zoning                 Zone 20

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