

\$450,000 - 18504 71 Avenue, Edmonton

MLS® #E4438984

\$450,000

3 Bedroom, 2.00 Bathroom, 1,480 sqft
Single Family on 0.00 Acres

Lymburn, Edmonton, AB

1,480 square foot 2 storey located on a large corner lot in Lymburn. The main floor features a living room with stone faced fireplace, separate dining room, galley kitchen, 4 piece bath and good sized Primary bedroom. The Den on main floor could easily be converted into a bedroom. The upper level houses 2 more bedrooms plus another 4 piece bathroom. The lower level is Unfinished and awaits your future plans. The fenced yard has a double detached garage. Shingles are 7 years old. The lot is a total of 5,952 square feet in size. This original owner Home is located a block from Lymburn School. Easy access to shopping, Callingwood Recreation Centre and the Whitemud Freeway. Imagination and a little work will reward you with a real dream house. Excellent potential in this Property.

Built in 1978

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4438984 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,480 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 18504 71 Avenue |
| Area | Edmonton |
| Subdivision | Lymburn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 2S3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal |
| Exterior Features | Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | Lymburn |
| High | Oscar Romero Catholic H S |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 20 |

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