

## **\$459,000 - 18627 77 Avenue, Edmonton**

MLS® #E4441935

**\$459,000**

4 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome home to this beautiful family home in the community of Lymburn! This 4 bed, 2.5 bath home has been tastefully upgraded in recent years. The main floor has a nice sized living room, 2 pc bath, dining area, kitchen w/quartz countertops, updated cabinetry & stainless appliances. Step out the patio door to your backyard oasis w/oversized deck and manicured landscaping. The upper level has a huge primary bedroom w/walk in closet. 2 more good sized bedrooms and a 4 pc bath finish this level off. The newly renovated basement has a family room, wet bar, bedroom, 4 pc bath, laundry and storage. The double attached garage has built in shelving for all your storage needs. Other recent upgrades include new roof (2022), HWT (2020), all new paint and light fixtures (2024). This home is in a quiet neighborhood and is close to the Henday & the Whitemud, and a close proximity to schools & shopping. Do not let this one pass you by!

Built in 1997

### **Essential Information**

MLS® #	E4441935
Price	\$459,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18627 77 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6A8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Vinyl Windows
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        5  
Zoning                    Zone 20

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