

\$415,000 - 18315 78 Avenue, Edmonton

MLS® #E4443212

\$415,000

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Step into this beautifully maintained 1,250 sq.ft. bungalow nestled in the heart of vibrant, family-friendly Lymburn! Bright & welcoming, the living rm boasts a lg bay window, cozy wood-burning fireplace, stylish newer vinyl flooring, and flows seamlessly into the dining area. The crisp white kitchen features s/s appliances, ample counter & cabinet space, a wood-topped eating bar, and a tucked-away pantry for added storage. The main flr offers 3 generous bdrms, including a primary suite with a private 3-pc ensuite, plus a full 4-pc bath. With a separate rear entrance, the unspoiled basement offers exciting suite potential. Bonus features include central A/C, new HWT & a dbl attached garage. Enjoy sunny days in the south-facing backyard complete with a large deck, storage shed, & play set—ideal for outdoor family fun. Located just minutes from the YMCA, Callingwood Rec Centre, top-rated schools, shopping, & w/ quick access to the Whitemud & Anthony Henday. A fantastic opportunity you don't want to miss!

Built in 1978

Essential Information

MLS® # E4443212

Price \$415,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	18315 78 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2G2

Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	3
Zoning	Zone 20

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