

## \$418,900 - 18115 76 Avenue, Edmonton

MLS® #E4455469

**\$418,900**

3 Bedroom, 2.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Super Lymburn 2 story home( 1600sq ft) with 3 bedrooms up, 2.5 updated baths, reno'd quartz topped kitchen, fully finished basement and a heated detached double garage! Great deck and yard too! So much has been done from flooring and windows, kitchen and bathrooms. Just needs a family to enjoy and add their own touches. Huge garage and drive way apron so friends can park too. Public Transit for easy access for High School students and this home is close to the YMCA, Public Library, Shopping at Market Place at Callingwood or WEM. Easy access to the Whitemud and Henday too. Well located for everyone's needs. Come on Home!!

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455469      |
| Price          | \$418,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,606         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18115 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 2E9         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Deck, Gazebo, No Smoking Home             |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                                                             |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 30th, 2025 |
|-------------|-------------------|

Days on Market 12

Zoning Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 11th, 2025 at 12:17am MDT