

## \$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	50
Zoning	Zone 20

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