

Courtesy Of Sheldon Casavant Of Century 21 Masters

## **\$450,000 - 18008 75 Avenue, Edmonton**

MLS® #E4439407

### **\$450,000**

3 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Located in the heart of Lymburn, this air-conditioned 3 bed / 2 storey home will immediately feel like home. Extensively updated in 2019, including new windows, hardy board siding, shingles, furnace, AC, and hot water tank. The main floor features a bright front living room, dining room, and stylish kitchen with stainless steel appliances and ample cabinetry. Beyond the kitchen lies your rear deck, sizeable backyard, and detached double garage, with large driveway for extra parking. Relax in your oversized primary bedroom with its walk-through closet and 4-piece ensuite with rain shower. The additional 2 bedrooms and main bath complete the upstairs. The unfinished basement provides your laundry and the perfect space for storage or a growing family. Ideally located near the Anthony Henday and Whitemud Drive for an easy commute. You'll be close to all the action with the YMCA, Lois Hole Public Library, West Edmonton Mall, and numerous parks, schools, walking trails, and shops nearby. A must see!

Built in 1978

### **Essential Information**

MLS® # E4439407

Price \$450,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18008 75 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2H2

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	St.Justin,Thorncliffe
Middle	H.E Beriault,SBruce Smith
High	Oscar Romero,St.Francis

### Additional Information

Date Listed	May 30th, 2025
Days on Market	81
Zoning	Zone 20

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