

# \$498,000 - 18111 76 Avenue, Edmonton

MLS® #E4453945

## \$498,000

5 Bedroom, 3.50 Bathroom, 1,786 sqft  
Single Family on 0.00 Acres

Lymburn, Edmonton, AB

This home offers over 1,700 sq. ft. above grade (RMS) and more than 2,500 sq. ft. of total living space. The home boasts 5 bedrooms, 4 bathrooms, 2 kitchens, and 2 laundry rooms, a large composite deck, vinyl fence, with mature trees for plenty of privacy. This home provides plenty of flexibility for large families, multigenerational living, or those seeking future suite potential. While the property requires work, it has so much character and potential for the right buyer to make it their own. The spacious layout and unique features offer an excellent opportunity to add value. Conveniently located near West Edmonton Mall, schools, parks, and amenities, this home combines size, versatility, and location. A great option for those willing to invest in updates and create a space that truly reflects their needs.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453945  |
| Price          | \$498,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,786     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18111 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 2E9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Patio            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 3                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Brick                                 |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby |
| Roof              | See Remarks                                 |
| Construction      | Wood, Brick                                 |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 85                |
| Zoning         | Zone 20           |

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