

## **\$459,000 - 18627 77 Avenue, Edmonton**

MLS® #E4441935

**\$459,000**

4 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

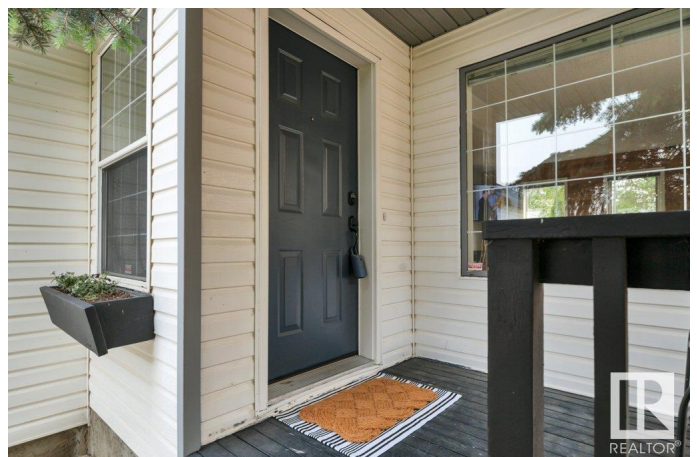
Lymburn, Edmonton, AB

Welcome home to this beautiful family home in the community of Lymburn! This 4 bed, 2.5 bath home has been tastefully upgraded in recent years. The main floor has a nice sized living room, 2 pc bath, dining area, kitchen w/quartz countertops, updated cabinetry & stainless appliances. Step out the patio door to your backyard oasis w/oversized deck and manicured landscaping. The upper level has a huge primary bedroom w/walk in closet. 2 more good sized bedrooms and a 4 pc bath finish this level off. The newly renovated basement has a family room, wet bar, bedroom, 4 pc bath, laundry and storage. The double attached garage has built in shelving for all your storage needs. Other recent upgrades include new roof (2022), HWT (2020), all new paint and light fixtures (2024). This home is in a quiet neighborhood and is close to the Henday & the Whitemud, and a close proximity to schools & shopping. Do not let this one pass you by!

Built in 1997

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4441935  |
| Price     | \$459,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,429                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18627 77 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6A8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        3  
Zoning                    Zone 20

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