

Courtesy Of Sheldon Casavant Of Century 21 Masters

## \$479,000 - 18008 75 Avenue, Edmonton

MLS® #E4439407

**\$479,000**

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 \$479,000



|                |                        |
|----------------|------------------------|
| 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 | 18             |
| 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 June 17th, 2025 at 9:17am MDT