

# **\$519,900 - 18324 77 Avenue, Edmonton**

MLS® #E4439286

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,487 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Charming bungalow in Lymburn on a beautifully landscaped corner lot! This 4-bedroom, 3-bathroom home offers a finished basement with a large rec room, 3-piece bathroom, bedroom, and ample storage. The main floor features 3 bedrooms, 2 full bathrooms (including a primary ensuite), and a spacious living area with hardwood flooring. Relax year-round in the bright rear sunroom overlooking the private backyard. Enjoy the welcoming front porch and effortless outdoor upkeep with the fully automated irrigation system. Recent upgrades include luxury vinyl siding with rock accents (2015), 50-year shingles, triple-pane windows, and a new etched glass front door. Additional highlights: vinyl fencing (2023) and a double attached garage. Ideally located just 5 minutes from West Edmonton Mall and Callingwood Shopping Centre, with quick access to Whitemud Drive and Anthony Henday. Steps to Lymburn School, Lois Hole Library, and several nearby parks.

Built in 1977

## **Essential Information**

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Price \$519,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,487
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18324 77 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2G4

### Amenities

Amenities	Off Street Parking, Air Conditioner, Detectors Smoke, Front Porch, Patio, Sprinkler Sys-Underground, Sunroom
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Public

Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lymburn School
Middle	Parkview School
High	Jasper Place School

### Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Zoning	Zone 20

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Listing information last updated on June 7th, 2025 at 9:17pm MDT