## \$539,900 - 18535 70 Avenue, Edmonton

MLS® #E4435433

## \$539,900

4 Bedroom, 3.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

Lymburn, Edmonton, AB

WE HAVE WOW FACTOR HERE!!! This stunning AIR-CONDITIONED 3+1 bedroom, 3.5 bathroom home is sure to impress! Step inside and be captivated by soaring ceilings and a floor-to-ceiling modern stone fireplace. The renovated kitchen features granite countertops, gleaming stainless steel appliances, and opens to your dream backyard patio. The luxurious primary suite offers a spa-like ensuite with a specialty jacuzzi tub, dual sinks, and a glorious shower. The fully finished basement is ideal for a home office, man cave, or extra family space. Oversized driveway fits 3 vehicles! Don't miss this incredible home!



## **Essential Information**

MLS® # E4435433 Price \$539,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,776

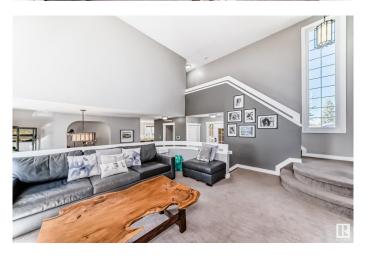
Acres 0.00

Year Built 1979

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 18535 70 Avenue

Area Edmonton
Subdivision Lymburn
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 3A6

**Amenities** 

Amenities Air Conditioner, Bar, Deck, Detectors Smoke, Front Porch, Hot Water

Tankless, No Smoking Home, Parking-Extra

Parking Double Garage Attached, RV Parking

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Microwave Hood Fan,

Refrigerator, Storage Shed, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 3

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Wood, Stucco

Exterior Features Fenced, Landscaped, Low Maintenance Landscape, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

**Additional Information** 

Date Listed May 9th, 2025

Days on Market

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 May 10th, 2025 at 8:32am MDT