

## \$475,000 - 18220 74 Avenue, Edmonton

MLS® #E4443136

**\$475,000**

3 Bedroom, 3.50 Bathroom, 1,803 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Well maintained 2 storey home with Double attached garage tucked away on a quiet street in the community of Lymburn. The main floor offers a bright and spacious living room boasting vaulted ceilings and a wood burning fireplace plus a spacious family room off the front entrance. A well-equipped kitchen with ample cabinetry, stainless steel appliances and a breakfast nook. There is a formal dining area off the kitchen. Upstairs is open to below and boasts a generous primary suite with dual closets and a full ensuite, plus two additional bedrooms and a Main bathroom. Hardwood floors and ceramic tile flooring throughout(NO Carpeting). Shingles and furnace are just under 10 years old. The Massive Backyard is ideal for outdoor living. Great location – close to Callingwood YMCA, schools, transit, shopping and with quick access to Whitemud Drive and Anthony Henday.

Built in 1978

### Essential Information

MLS® #	E4443136
Price	\$475,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,803
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	18220 74 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2L2

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Conditioner, Water Distiller, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Concrete, Metal
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Concrete, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	Lymburn
High	Oscar Romero

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	18
Zoning	Zone 20

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