

## **\$404,900 - 18908 78 Avenue, Edmonton**

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MLS® #E4455742

**\$404,900**

4 Bedroom, 3.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this charming 4-LEVEL SPLIT in the heart of lovely Lymburn! Featuring 4 BEDROOMS and 4 BATHROOMS and a FULLY FINISHED BASEMENT, there's plenty of space for living, entertaining, and/or working from home. The FRONT LIVING/DINING ROOM and cozy READING NOOK have beautiful BAY WINDOWS and the MODERN KITCHEN has STAINLESS STEEL APPLIANCES, under-cabinet lighting, and a stylish EATING BAR that is perfect for morning coffee. Upstairs, you'll find a 4-PIECE BATHROOM + THREE BEDROOMS including a PRIMARY SUITE with a 2-pc ENSUITE. Downstairs, you'll find the main living room area with a GAS FIREPLACE and ample space for family gatherings + a 2-pc BATHROOM. In the basement there's a laundry room, storage space/office space plus a 4th BEDROOM and 3-pc ENSUITE. Head outside to enjoy a GAZEBO-COVERED SIDE DECK, a spacious FRONT DECK, and a backyard retreat with a tiered COUNTRY-LIKE GARDEN, EXPANSIVE PATIO, a PUTTING GREEN, and a LARGE SHED for extra storage. Driveway perfect for tandem parking. A rare gem!

Built in 1986

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4455742               |
| Price          | \$404,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,071                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18908 78 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5J2         |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Front Drive Access, No Garage                                                                                                           |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Direct Vent                                                                                                                                    |
| Stories           | 4                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

**Exterior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Lot Description   | measurements from Geojet                                                                                                                    |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 20             |

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Listing information last updated on September 19th, 2025 at 2:32am MDT