

## **\$454,600 - 18412 77 Avenue, Edmonton**

MLS® #E4436473

**\$454,600**

4 Bedroom, 3.00 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this FANTASTIC property in the highly desirable community of Lymburn! This amazing 4 LEVEL SPLIT is complete with 4 BEDROOMS, 3 full baths and 2216 sq ft of finished living space. As you enter the property, you will immediately notice the VAULTED ceiling and abundance of NATURAL LIGHT. The first floor is complete with large living room, spacious dining area and MASSIVE kitchen perfectly located at the rear of the property. Venturing upstairs, you will be pleased to find master bedroom with ensuite and 2 LARGE bedrooms with 1 full common bath. Making your way to the LOWER LEVEL, you will be surprised by the size of the second GIGANTIC living room complete with GAS FIREPLACE! A 4th bedroom, full bathroom and laundry rounds out the lower level. The basement is fully finished with a large recreational area and storage space. The large backyard is completed with oversized deck. Recent upgrades HOT WATER TANK-2025, WASHER, DRYER AND STOVE- 2024

Built in 1991

### **Essential Information**

MLS® # E4436473

Price \$454,600



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,152
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	18412 77 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5X3

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Log, Vinyl
Exterior Features	Public Transportation
Roof	Asphalt Shingles
Construction	Log, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 14th, 2025  
Days on Market      9  
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 23rd, 2025 at 4:17am MDT