

## \$440,000 - 18919 75 Avenue, Edmonton

MLS® #E4449189

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Here is the one you've been waiting for. For the cook in the family an AWESOME Custom Kitchen with all the bells and whistles, SS appliances, 36" ice maker fridge, New Microwave hood Fan and way more (must be seen!). For the mechanic an oversized insulated and heated 24' x 26' Garage with shelving and a work bench. More features include, Central air-conditioning, 1 year old Lennox high efficient Furnace, Built-in vacuum, updated vinyl windows, Vaulted ceiling, 30 yr shingles installed on garage 1 yr ago and the house was done 11 yrs. ago. Huge Primary Bedroom features a walk-through closet, a 4 pc ensuite and access to the massive south facing 2 tier deck with natural gas connection, Large Family room on 3rd level with gleaming hardwood floors and an electric fireplace. 3rd bedroom is already set up for a home office with built in shelving. The 4th level only requires ceiling to be completed. Perfect area for the Games room. Hot tub is negotiable and there is hot and cold taps outside as well.

Built in 1986

### Essential Information

MLS® # E4449189

Price \$440,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18919 75 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5H5         |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", See Remarks                               |
| Parking Spaces | 4                                                                      |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                 |
| Fireplaces        | Freestanding                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                                                                                                            |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 20         |

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Listing information last updated on August 7th, 2025 at 1:33pm MDT