

\$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	2
Zoning	Zone 20

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