

\$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 | 4 |
| 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 June 22nd, 2025 at 10:32pm MDT