# \$450,000 - 18504 71 Avenue, Edmonton

MLS® #E4438984

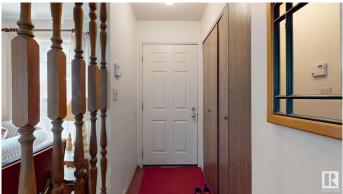
#### \$450,000

3 Bedroom, 2.00 Bathroom, 1,480 sqft Single Family on 0.00 Acres

Lymburn, Edmonton, AB

1,480 square foot 2 storey located on a large corner lot in Lymburn. The main floor features a living room with stone faced fireplace, separate dining room, galley kitchen, 4 piece bath and good sized Primary bedroom. The Den on main floor could easily be converted into a bedroom. The upper level houses 2 more bedrooms plus another 4 piece bathroom. The lower level is Unfinished and awaits your future plans. The fenced yard has a double detached garage. Shingles are 7 years old. The lot is a total of 5,952 square feet in size. This original owner Home is located a block from Lymburn School. Easy access to shopping, Callingwood Recreation Centre and the Whitemud Freeway. Imagination and a little work will reward you with a real dream house. Excellent potential in this Property.







Built in 1978

#### **Essential Information**

| MLS® #         | E4438984  |
|----------------|-----------|
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,480     |
| Acres          | 0.00      |

| Year Built | 1978                   |
|------------|------------------------|
| Туре       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

## **Community Information**

| Address     | 18504 71 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 2S3         |

## Amenities

| Amenities      | No Smoking Home        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

## Interior

| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window<br>Coverings |
|--------------|--|
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel, Stone Facing   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

#### Exterior

| Exterior          | Wood, Metal  |
|-------------------|--|
| Exterior Features | Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter   |

## **School Information**

Elementary Lymburn High Oscar Romero Catholic H S

#### **Additional Information**

Date ListedMay 28th, 2025Days on Market41

Zoning Zone 20

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Listing information last updated on July 8th, 2025 at 8:02am MDT