

\$519,900 - 18721 70 Avenue, Edmonton

MLS® #E4433297

\$519,900

3 Bedroom, 2.50 Bathroom, 1,739 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Step into this beautifully updated and move-in ready family home, where natural light and thoughtful design create an inviting atmosphere. Offering spacious living and family rooms, a large dining area, a fully renovated kitchen, three generously sized bedrooms, a versatile loft with a skylight, and 2.5 bathrooms, this home is perfectly suited for modern living. Extensive UPGRADES INCLUDE a BRAND NEW FRONT DOOR (valued at \$5,000), newer LAMINATE FLOORING, a STUNNING KITCHEN with quartz countertops and a backsplash, updated STAIR RAILING (2022), newer SHINGLES (2020), modern LIGHTING, and a refaced fireplace. Outdoors, enjoy a private, landscaped backyard featuring a COMPOSITE DECK with GAZEBO, a cherry tree, and a cement pad with rear gate access – perfect for RV or boat parking. A double garage and extended driveway complete the package. Close to school, shopping, and transit. Experience comfort, style, and pride of ownership! Move in, unpack, and fall in love!

Built in 1985

Essential Information

MLS® # E4433297

Price \$519,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,739 |
| Acres | 0.00 |
| Year Built | 1985 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 18721 70 Avenue |
| Area | Edmonton |
| Subdivision | Lymburn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 5C9 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Gazebo, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 5 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Lot Description | 12.5X 41.7 |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 20 |

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Listing information last updated on April 30th, 2025 at 11:47pm MDT