

\$404,900 - 18908 78 Avenue, Edmonton

MLS® #E4455742

\$404,900

4 Bedroom, 3.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this charming 4-LEVEL SPLIT in the heart of lovely Lymburn! Featuring 4 BEDROOMS and 4 BATHROOMS and a FULLY FINISHED BASEMENT, there's plenty of space for living, entertaining, and/or working from home. The FRONT LIVING/DINING ROOM and cozy READING NOOK have beautiful BAY WINDOWS and the MODERN KITCHEN has STAINLESS STEEL APPLIANCES, under-cabinet lighting, and a stylish EATING BAR that is perfect for morning coffee. Upstairs, you'll find a 4-PIECE BATHROOM + THREE BEDROOMS including a PRIMARY SUITE with a 2-pc ENSUITE. Downstairs, you'll find the main living room area with a GAS FIREPLACE and ample space for family gatherings + a 2-pc BATHROOM. In the basement there's a laundry room, storage space/office space plus a 4th BEDROOM and 3-pc ENSUITE. Head outside to enjoy a GAZEBO-COVERED SIDE DECK, a spacious FRONT DECK, and a backyard retreat with a tiered COUNTRY-LIKE GARDEN, EXPANSIVE PATIO, a PUTTING GREEN, and a LARGE SHED for extra storage. Driveway perfect for tandem parking. A rare gem!



Built in 1986

Essential Information

MLS® #	E4455742
Price	\$404,900
Lease Rate	\$13
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,071
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	18908 78 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5J2

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Vinyl Windows
Parking	Front Drive Access, No Garage

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	4
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Lot Description measurements from Geojet

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 3rd, 2025

Days on Market 19

Zoning Zone 20

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