# \$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

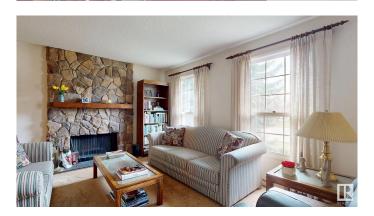
Full Baths 2

Square Footage 1,480

Acres 0.00







Year Built 1978

Type 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

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 Listed May 28th, 2025

Days on Market 23

Zoning Zone 20

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