

# **\$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	3
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 May 1st, 2025 at 10:17pm MDT