

## \$425,000 - 18916 78 Avenue, Edmonton

MLS® #E4436088

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Very well cared for 3 bathroom, 4 bedroom (plus den & office, plus can easily convert to 5 bedrooms). This beautiful bungalow is ready for you to move in! Stunning brick fireplace (gas) in the bright, spacious living room with bay-window, large kitchen with tons of cupboards plus island, built in cabinets in dining space with plenty of room for the whole family to eat and opens to large landscaped back yard, with plenty of perennials, including brick retaining-wall. The master bedroom is complete with 3pc ensuite, two more generously sized bedrooms & 4pc main bathroom complete the main level. On the lower level you will find a HUGE recreation room, completely finished, plus a large bedroom, office, den area (can be 5th bedroom) and even enough room for a separate games room. The basement also has a large 3pc bathroom. All of this, plus the large double attached garage, can be yours!

Built in 1987

### Essential Information

MLS® #	E4436088
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,200
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18916 78 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5J2

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 12th, 2025

Days on Market 12

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 24th, 2025 at 7:32pm MDT