

## \$409,900 - 18923 70 Avenue, Edmonton

MLS® #E4454439

**\$409,900**

3 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

A great starter home or investment property available for quick possession in the Lymburn community. This 4-level split house offers over 1700 sq/ft of living space. 2 bedrooms up and 1 bedroom down with 2 full bathrooms, good size living room area with hardwood flooring. Lower level comes with a living room ,bedroom and bathroom. Finished basement features a family / exercise room and laundry area. Large covered deck with extra kitchen, landscaped and fully fenced. Convenient location close to all amenities, shopping centers, schools, bus stops, recreation centre and parks. Easy access to Whitemud drive and Anthony Henday. Come check and don't miss out on this opportunity!!!

Built in 1987

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454439      |
| Price          | \$409,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 926           |
| Acres          | 0.00          |
| Year Built     | 1987          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18923 70 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5E4         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Gas, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                      |
| Stories      | 4                                                              |
| Has Basement | Yes                                                            |
| Basement     | Full, Finished                                                 |

### Exterior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Commercial, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 20           |

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Listing information last updated on August 28th, 2025 at 1:02am MDT