

# \$465,000 - 18629 74 Avenue, Edmonton

MLS® #E4436592

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,256 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this beautiful 4-level split home located in the desirable west Edmonton community of Lymburn. Boasting 4 spacious bedrooms and 3 full bathrooms, this property offers the perfect blend of comfort, space, and modern updates for today's family. Step inside to discover an updated kitchen featuring sleek finishes and ample counter space – ideal for cooking and entertaining. Enjoy multiple living spaces perfect for relaxing or hosting guests, with a functional layout that offers privacy and versatility across all four levels. One of the standout features is the large backyard, which backs onto an open field – offering a rare sense of space and privacy in the city. Whether you're gardening, entertaining, or watching the kids play, this outdoor space is sure to impress. Located close to schools, parks, shopping, and public transit, this home is in excellent condition and move-in ready!

Built in 1991

## Essential Information

MLS® #	E4436592
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,256



Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	18629 74 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5W4

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
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Days on Market 9

Zoning Zone 20

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