

## \$499,900 - 18416 77 Avenue, Edmonton

MLS® #E4458539

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to Lymburn! This spacious 4-level split home offers around 2,300 sq. ft. of living space on a desirable corner lot, complete with a double attached garage. Inside, youâ€™ll find 4 bedrooms and 2.1 baths, including a generously sized primary suite with double closets and a private 3-piece ensuite. The heart of the home is a warm and inviting family room with a wood-burning fireplace on the third levelâ€”perfect for cozy evenings. This level also features a 4th bedroom and a convenient 2-piece bath with laundry, with easy potential to upgrade to a full 3-piece. The functional layout gives families plenty of room to spread out while staying connected. With its prime location, youâ€™re just steps away from schools, parks, Callingwood Mall & Farmerâ€™s Market, YMCA, Callingwood Arena & Rec Centre, and the public library. Whether youâ€™re upsizing or searching for your first family home, this property offers space, comfort, and unbeatable access to amenities. MUST SEE BEFORE IT GOES!!

Built in 1990

### Essential Information

MLS® # E4458539

Price \$499,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18416 77 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5X3         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached, Insulated                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Brick Facing, Mantel                                                                         |
| Stories           | 4                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Fenced, Flat Site, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 20              |

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