

\$404,900 - 18908 78 Avenue, Edmonton

MLS® #E4455742

\$404,900

4 Bedroom, 3.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this charming 4-LEVEL SPLIT in the heart of lovely Lymburn! Featuring 4 BEDROOMS and 4 BATHROOMS and a FULLY FINISHED BASEMENT, there's plenty of space for living, entertaining, and/or working from home. The FRONT LIVING/DINING ROOM and cozy READING NOOK have beautiful BAY WINDOWS and the MODERN KITCHEN has STAINLESS STEEL APPLIANCES, under-cabinet lighting, and a stylish EATING BAR that is perfect for morning coffee. Upstairs, you'll find a 4-PIECE BATHROOM + THREE BEDROOMS including a PRIMARY SUITE with a 2-pc ENSUITE. Downstairs, you'll find the main living room area with a GAS FIREPLACE and ample space for family gatherings + a 2-pc BATHROOM. In the basement there's a laundry room, storage space/office space plus a 4th BEDROOM and 3-pc ENSUITE. Head outside to enjoy a GAZEBO-COVERED SIDE DECK, a spacious FRONT DECK, and a backyard retreat with a tiered COUNTRY-LIKE GARDEN, EXPANSIVE PATIO, a PUTTING GREEN, and a LARGE SHED for extra storage. Driveway perfect for tandem parking. A rare gem!

Built in 1986

Essential Information



MLS® #	E4455742
Price	\$404,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,071
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	18908 78 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5J2

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Vinyl Windows
Parking	Front Drive Access, No Garage

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	measurements from Geojet
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 3rd, 2025
Days on Market	7
Zoning	Zone 20

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