

\$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 43

Zoning Zone 20

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