

## \$483,900 - 18615 75 Avenue, Edmonton

MLS® #E4451329

**\$483,900**

4 Bedroom, 3.00 Bathroom, 1,009 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Fantastic opportunity to own a positive cashflow property in the quiet, family-friendly community of Lymburn, West Edmonton. This beautiful bungalow features a spacious primary bedroom with walk-in closet and a luxurious ensuite bath with double corner jetted tub. The separate entrance leads to a fully finished basement suite with 2 bedrooms, 1 bath, separate laundry, and a fully functional kitchen—perfect for extended family or rental income. Walking distance to Lymburn School, parks, and just minutes from West Edmonton Mall. Easy access to Anthony Henday Drive and Whitemud Drive makes commuting simple. Ideal for first-time home buyers and investors alike!

Built in 1986

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451329      |
| Price          | \$483,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,009         |
| Acres          | 0.00          |
| Year Built     | 1986          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18615 75 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5J9         |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Patio |
| Parking   | Double Garage Detached                                           |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 20          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 7th, 2025 at 10:48am MDT