

## **\$575,000 - 18328 78 Avenue, Edmonton**

---

MLS® #E4443355

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,833 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Nestled in the quiet community of Lymburn, this 2 storey, midcentury modern home is FULL of character and charm. Immediately when you enter the front door, you are welcomed with soaring VAULTED, CEDAR ceilings and OVERSIZED windows flooding the main living area with natural light. The kitchen is a true chef's dream with GRANITE countertops, STAINLESS STEEL appliances and a functional layout perfect for cooking and entertaining. Cozy up with a coffee or glass of wine next to the modern, TILED fireplace. Upstairs you will find the primary bedroom featuring a gorgeous ensuite with a STEAM SHOWER for ultimate relaxation, plus 2 additional bedrooms for family or guests. The fully finished basement has the 4th bedroom, 3 piece bath and even more living space for a rec area, gym or office. Backing directly onto green space - the backyard offers privacy and tranquility for your own outdoor oasis. The ideal spot for summer BBQs and relaxing evenings. A perfect blend of comfort, style and nature!



Built in 1977

### **Essential Information**

MLS® # E4443355

Price \$575,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,833
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18328 78 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2A9

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	4
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 June 23rd, 2025 at 2:47pm MDT