

## \$415,000 - 18315 78 Avenue, Edmonton

MLS® #E4443212

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Step into this beautifully maintained 1,250 sq.ft. bungalow nestled in the heart of vibrant, family-friendly Lymburn! Bright & welcoming, the living rm boasts a lg bay window, cozy wood-burning fireplace, stylish newer vinyl flooring, and flows seamlessly into the dining area. The crisp white kitchen features s/s appliances, ample counter & cabinet space, a wood-topped eating bar, and a tucked-away pantry for added storage. The main flr offers 3 generous bdrms, including a primary suite with a private 3-pc ensuite, plus a full 4-pc bath. With a separate rear entrance, the unspoiled basement offers exciting suite potential. Bonus features include central A/C, new HWT & a dbl attached garage. Enjoy sunny days in the south-facing backyard complete with a large deck, storage shed, & play set—ideal for outdoor family fun. Located just minutes from the YMCA, Callingwood Rec Centre, top-rated schools, shopping, & w/ quick access to the Whitemud & Anthony Henday. A fantastic opportunity you don't want to miss!

Built in 1978

### Essential Information

MLS® # E4443212

Price \$415,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18315 78 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2G2

### Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	2
Zoning	Zone 20

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