

\$539,900 - 18535 70 Avenue, Edmonton

MLS® #E4435433

\$539,900

4 Bedroom, 3.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

WE HAVE WOW FACTOR HERE!!! This stunning AIR-CONDITIONED 3+1 bedroom, 3.5 bathroom home is sure to impress! Step inside and be captivated by soaring ceilings and a floor-to-ceiling modern stone fireplace. The renovated kitchen features granite countertops, gleaming stainless steel appliances, and opens to your dream backyard patio. The luxurious primary suite offers a spa-like ensuite with a specialty jacuzzi tub, dual sinks, and a glorious shower. The fully finished basement is ideal for a home office, man cave, or extra family space. Oversized driveway fits 3 vehicles! Donâ€™t miss this incredible home!

Built in 1979

Essential Information

MLS® #	E4435433
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.00
Year Built	1979
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18535 70 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3A6

Amenities

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Front Porch, Hot Water Tankless, No Smoking Home, Parking-Extra
Parking	Double Garage Attached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
-------------	---------------

Days on Market 1

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 May 9th, 2025 at 10:32pm MDT