

## \$409,900 - 18923 70 Avenue, Edmonton

MLS® #E4454439

**\$409,900**

3 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

A great starter home or investment property available for quick possession in the Lymburn community. This 4-level split house offers over 1700 sq/ft of living space. 2 bedrooms up and 1 bedroom down with 2 full bathrooms, good size living room area with hardwood flooring. Lower level comes with a living room ,bedroom and bathroom. Finished basement features a family / exercise room and laundry area. Large covered deck with extra kitchen, landscaped and fully fenced. Convenient location close to all amenities, shopping centers, schools, bus stops, recreation centre and parks. Easy access to Whitemud drive and Anthony Henday. Come check and don't miss out on this opportunity!!!

Built in 1987

### Essential Information

MLS® #	E4454439
Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	1987
Type	Single Family



Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	18923 70 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5E4

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Commercial, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 23rd, 2025
Zoning	Zone 20

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Listing information last updated on August 23rd, 2025 at 4:17pm MDT