

## \$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
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Days on Market 4

Zoning Zone 20

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Listing information last updated on May 13th, 2025 at 6:32pm MDT