

\$483,900 - 18615 75 Avenue, Edmonton

MLS® #E4451329

\$483,900

4 Bedroom, 3.00 Bathroom, 1,009 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Fantastic opportunity to own a positive cashflow property in the quiet, family-friendly community of Lymburn, West Edmonton. This beautiful bungalow features a spacious primary bedroom with walk-in closet and a luxurious ensuite bath with double corner jetted tub. The separate entrance leads to a fully finished basement suite with 2 bedrooms, 1 bath, separate laundry, and a fully functional kitchen—perfect for extended family or rental income. Walking distance to Lymburn School, parks, and just minutes from West Edmonton Mall. Easy access to Anthony Henday Drive and Whitemud Drive makes commuting simple. Ideal for first-time home buyers and investors alike!

Built in 1986

Essential Information

MLS® #	E4451329
Price	\$483,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,009
Acres	0.00
Year Built	1986
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	18615 75 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5J9

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Patio
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	11
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 August 16th, 2025 at 11:32am MDT