

## \$439,900 - 18928 72a Avenue, Edmonton

MLS® #E4456184

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Set on a quiet street in Lymburn, this 3-bed, 3-bath home sits on a rare pie-shaped lot of nearly 800 sq. m. The expansive backyard includes a large covered patio, gazebo, and recent perimeter regrading. Inside, vaulted ceilings and hardwood floors define the living and dining areas, leading to a renovated kitchen with soft-close cabinetry, under-cabinet lighting, custom pantry, luxury vinyl plank, and modern appliances. Upstairs are three bedrooms, including a primary suite with 3-piece ensuite, plus a renovated 4-piece bath. The finished lower level offers a family room, gas fireplace, and new 2-piece bath with upgraded venting, while the basement provides storage or future development potential. Major upgrades include full poly-B plumbing replacement with PEX manifold, LED lighting, renovated baths, new insulation in the garage and basement, built-in closets, and a laundry room with new cabinetry and plumbing. A thoughtfully improved home on a spacious lot.

Built in 1991

### Essential Information

MLS® # E4456184

Price \$439,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,149                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18928 72a Avenue |
| Area        | Edmonton         |
| Subdivision | Lymburn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 5W5          |

### Amenities

|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Crawl Space, Detectors Smoke, Gazebo, Insulation-Upgraded, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In |
| Parking Spaces | 4                                                                                                                                                        |
| Parking        | Double Garage Attached                                                                                                                                   |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Brass Surround                                                                                                            |
| Stories           | 3                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| 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 September 14th, 2025 at 3:47am MDT