

\$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 2:47am MDT