

## \$399,900 - 17920 76 Avenue, Edmonton

MLS® #E4462621

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

An incredible value in the heart of Lymburn - this beautifully maintained 1,608 sqft 2-storey is the perfect place for your family to call home! Located on a convenient street in one of Edmonton's most family-friendly communities, this home offers space, comfort & updates you can feel confident about. The bright main flr welcomes you w/ a spacious living rm & formal dining area, while the functional kitchen w/ picture window makes mealtime a joy. A cozy family rm w/ classic, brick wood-burning fireplace opens to a lg deck & private backyard - ideal for BBQs & playtime. Upstairs you'll find a generous primary suite w/ 2 closets & a 4pc ensuite, plus 2 additional bdrms & a full bath. The partially finished basement provides a rec rm, 4th bdrm & loads of storage. With major updates already done - windows, shingles, siding, furnace & HWT - this home is move-in ready & offers exceptional value. Close to great schools, parks, shopping & major routes, this is the kind of opportunity that doesn't come often!

Built in 1977

### Essential Information

MLS® # E4462621

Price \$399,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,608                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17920 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 2G1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Brick Facing, Mantel                                                                         |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 20            |

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Listing information last updated on October 18th, 2025 at 12:17pm MDT