

## \$388,800 - 17920 78 Avenue, Edmonton

MLS® #E4448483

**\$388,800**

4 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Looking for an affordable home that is move-in ready but also has room to put your touch on? Are you sick of the same old finishings and want to choose your flooring and colors when you want to update? This 1,230 sq.ft. 3+1 bedroom, 2.5 bathroom home with a finished basement and heated over-sized double garage is perfect for you! The roof was done in 2015 with 30 year shingles, the furnace and dishwasher in 2023, and the hot water tank in 2016 (so it should have at least a handful of years left). This home is surprisingly spacious and has a large living room and kitchen on the main floor along with a half bathroom for guests. Upstairs are the 3 good-sized bedrooms and a full bathroom. Downstairs you will find the 4th bedroom, another full bathroom, laundry, and storage. The backyard has a nice layout too along with a heated, oversized garage. You are just off of the Whitemud, and minutes to WEM, transit, shopping, or the Henday. Make this your first home or next investment today!

Built in 1981

### Essential Information

MLS® # E4448483

Price \$388,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,230                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17920 78 Avenue |
| Area        | Edmonton        |
| Subdivision | Lymburn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3R7         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Patio                                      |
| Parking   | Double Garage Detached, Heated, Over Sized |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Metal, Stone          |
| Exterior Features | Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Metal, Stone          |
| Foundation        | Concrete Perimeter          |

### Additional Information

Date Listed July 18th, 2025

Days on Market 15

Zoning Zone 20

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Listing information last updated on August 2nd, 2025 at 7:17pm MDT