Courtesy Of Robert J Leishman Of RE/MAX Excellence

$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 Edmontonâ€™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 youâ€™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 doesnâ€™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	11
Zoning	Zone 20

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Listing information last updated on October 28th, 2025 at 11:17am MDT