

# \$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
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Days on Market	6
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Zoning	Zone 20
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Listing information last updated on October 23rd, 2025 at 1:17pm MDT