

Courtesy Of Lucas Fausak Of Greater Property Group

\$328,800 - 18311 71a Avenue, Edmonton

MLS® #E4179492

\$328,800

4 Bedroom, 2.00 Bathroom, 1,050 sqft
Single Family on 0 Acres

Lymburn, Edmonton, AB

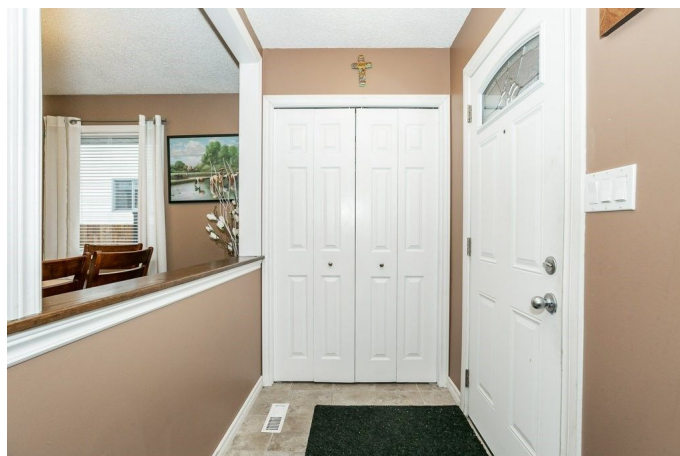
1835 sq ft of Total Living Space! Clean and well-maintained family home in delightful West End community of Lymburn! This "move-in-ready", extensively upgraded 2+2 bedroom, 2 bath home is priced aggressively to sell fast; the owners meticulously maintained and added value to their home by replacing the roof, the furnace, HWT and the front AND back exterior doors. They also upgraded the home cosmetically by adding a beautiful tile back-splash and counter-top; replacing the original flooring with real hardwood and luxury in the living areas and painting the home in neutral tones throughout...It is ready for a new family to move in and enjoy! The yard is large and has a south exposure with fruit trees and plenty of room for a future garage! The southwest facing deck is ideal for entertaining and enjoying sun-soaked summer evenings. The large kitchen is also ideal for entertaining and cooking, with plenty of prep space and new appliances. The home was originally a 3 bedroom up and can be easily modified back.

Built in 1990

Essential Information

MLS® # E4179492

Price \$328,800



| | |
|----------------|------------------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,050 |
| Acres | 0.10 |
| Year Built | 1990 |
| Type | Single Family |
| Sub-Type | Residential Detached Single Family |
| Style | 3 Level Split |
| Status | ACTIVE |

Community Information

| | |
|-------------|------------------|
| Address | 18311 71a Avenue |
| Area | Edmonton |
| Subdivision | Lymburn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 5W6 |

Amenities

| | |
|----------|--|
| Features | Deck, Hot Water Natural Gas, Closet Organizers, Exercise Room, Fire Pit, Parking-Extra, Storage-In-Suite |
| Parking | Front Drive Access, Off Street |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Hardwood, Vinyl Plank |
| Interior Features | Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds |
| Heating | Forced Air-1 |
| Has Basement | Yes |
| Basement | Full, Fully Finished |
| # of Stories | 3 |

Exterior

| | |
|-------------------|---|
| Exterior | Vinyl |
| Exterior Features | Flat Site, Landscaped, Schools, Fruit Trees/Shrubs, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood Frame |

Foundation Concrete

Listing information last updated on December 6th, 2019 at 8:01am MST