

## \$210,000 - 18291 74 Avenue, Edmonton

MLS® #E4422455

### \$210,000

3 Bedroom, 1.50 Bathroom, 1,076 sqft  
Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

This half duplex condo makes a great first property or investment in popular Lymburn! Enjoy parking for 2 vehicles beside the unit and a private fenced yard. The open concept main floor includes a living room, powder bathroom, kitchen, and dining space. Upstairs three bedrooms share the main 4pc. bathroom. Room to grow with a full basement. Close to schools, parks, shopping, and transit! Due to access delays, the listed size is the city-assessed size.

Built in 1978

### Essential Information

MLS® #	E4422455
Price	\$210,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



## Community Information

Address	18291 74 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2G6

## Amenities

Amenities	Off Street Parking, On Street Parking, Parking-Plug-Ins, Vinyl Windows
Parking Spaces	2
Parking	Rear Drive Access

## Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 18th, 2025
Days on Market	24
Zoning	Zone 20
Condo Fee	\$350

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Listing information last updated on March 14th, 2025 at 8:32am MDT