

\$275,000 - 18007 73 Avenue, Edmonton

MLS® #E4454842

\$275,000

3 Bedroom, 1.00 Bathroom, 996 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Handyperson Special in a SWEET LOCATION!! Backing onto a huge greenspace that boasts a DAYCARE and Catholic ELEMENTARY SCHOOL this house offers opportunity to some looking for a major home renovation project. Just a short drive to West Edmonton Mall and the Whitemud freeway - Lymburn is a well known family community with great schools, shopping and restaurants all very nearby! Priced WELL BELOW THE ASSESSED VALUE this 995 Square Foot (above grade) bungalow needs to be loved in a big way but if you have what it takes to build equity then this could be the house for you. Newer fencing on both sides of the yard. Future carport is possible but not a full garage. Brick fireplace. Three bedrooms up. Enjoy a south facing backyard. Located on a lovely street. There is some water in the basement and the house and appliances are to be taken AS IS.



Built in 1980

Essential Information

MLS® #	E4454842
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	996
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	18007 73 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3K2

Amenities

Amenities	See Remarks
Parking	No Garage

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 27th, 2025

Days on Market 19

Zoning Zone 20

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