

Courtesy Of Joshy Madassery Of Kairali Realty Inc.

## \$2,600 - 18307 77 Avenue, Edmonton

MLS® #E4431194

**\$2,600**

5 Bedroom, 3.50 Bathroom, 1,873 sqft

Rental on 0.00 Acres

Lymburn, Edmonton, AB

Welcome to this bright and spacious 2-storey home in the heart of Lymburn, a mature and family-friendly neighborhood. The main floor features a formal dining room, living room, family room with a new gas fireplace insert, kitchen, bathroom, and convenient main-floor laundry. A sunny south-facing sunroom off the family room opens to the backyard—perfect for relaxing or entertaining. Upstairs, enjoy a spacious primary bedroom with a 4pc ensuite, two more large bedrooms, a loft, and another full bathroom. The partially finished basement includes two additional bedrooms and a full bath. This home is filled with natural light—sun pours into the kitchen, family room, living room, and bedrooms. Mechanically solid with 2 furnaces, 2 hot water tanks (2019), and upgraded roof insulation. Located close to West Edmonton Mall, schools, parks, and transit, with quick access to Whitemud Drive and Anthony Henday. A perfect blend of space, light, and comfort—don't miss it!

Built in 1977

### Essential Information

MLS® #	E4431194
Price	\$2,600
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,873
Acres	0.00
Year Built	1977
Type	Rental
Style	2 Storey
Status	Active

### Community Information

Address	18307 77 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2G5

### Amenities

Parking	Double Garage Attached
---------	------------------------

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
------------	--

### Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 7:32pm MDT