



## 18331 71 Avenue Edmonton AB

\$498,900

Welcome to this very spacious over 3500 sqft of living area including fully developed basement family home. Great curb appeal and lovely large treed south facing back yard on a quiet crescent in Lymburn. The main floor features a large kitchen with island, lots of cabinets and counter area with good sized eating area. Large formal living and dining rooms with large windows, family room with fireplace and built in bar. Upstairs you will find 4 bedrooms and a bonus room. The premier bedroom is a great size with good closet space and a 5pc ensuite. The other bedrooms are all good sizes. The laundry room is also on this level. While some updating may be desired, this home has great bones. Newer windows on 2nd level, newer/no maintenance large deck and awing. Cedar roof and oversized double garage. Close to schools, parks, shopping, and transportation. This is a great opportunity to make this your forever home.

Listing Presented By:



Originally Listed by:  
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