



## 18519 70 Avenue Edmonton AB

\$439,900

Immaculate home, desirable neighbourhood & MRS. CLEAN lives here! This perfectly spotless, freshly updated 2nd owner home can be yours! Street appeal? You bet; cozy front porch leads to a spacious front entrance. To the right a large living area with french doors leading to a large dining room. The kitchen? Newer appliances along with updated finishings include LARGE south facing windows that look out onto a large deck & a low maintenance south facing garden lovers yard; perennials abound. The main floor also includes a HUGE vaulted family room which has direct access to the yard. Upstairs; three large bedrooms including the primary suite which is HUGE! An updated ensuite and large walk in closet. In the finished basement there is another large family area, a roughed in bathroom & a bedroom that is nicely separated from the main space. The laundry room is big enough to double as a gym! The neighborhood of Lymburn is close to everything including future access to the west LRT line. Make this home yours!

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

[christiangannon@gmail.com](mailto:christiangannon@gmail.com)

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)