

## **\$599,000 - 15705 86 Avenue, Edmonton**

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MLS® #E4428801

### **\$599,000**

5 Bedroom, 2.00 Bathroom, 1,351 sqft  
Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome to Lynnwood in west Edmonton, a neighborhood known for its spacious lots and mature, tree-lined streets. This beautifully renovated bungalow offers over 1,300 sq. ft. of living space. With three bedrooms upstairs, two living rooms, and a fully finished basement featuring two additional bedrooms, a full bath, and a large entertainment area, there's room for everyone. The oversized 600m<sup>2</sup>+ lot provides ample outdoor space. Enjoy unbeatable convenience with Meadowlark Mall just a short walk away, offering transit, shopping, dining, and more. Lynnwood School, Lynnwood Park, and Misericordia Hospital are also nearby, making this location truly exceptional.



Built in 1959

### **Essential Information**

MLS® #	E4428801
Price	\$599,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,351
Acres	0.00
Year Built	1959
Type	Single Family

Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15705 86 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4C5

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	Zone 22

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Listing information last updated on April 4th, 2025 at 7:02pm MDT