

# \$589,000 - 15705 86 Avenue, Edmonton

MLS® #E4428801

**\$589,000**

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 2000 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 and is big enough to park two RVs in addition to the garage. 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. Plus, you'll have quick and easy access to Whitemud Drive, making this location truly exceptional!

Built in 1959

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428801  |
| Price          | \$589,000 |
| 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 | 75              |
| Zoning         | Zone 22         |

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