

## \$470,000 - 15732 86 Avenue, Edmonton

MLS® #E4439996

**\$470,000**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Hello lovely Lynnwood bungalow! What a gem. Lovingly maintained by current owners. Which style of Next Gen Edmonton homeowner are you? Consider location, solid build, lot size, nearby services, and a strong community there is long-term appeal for lot & home buyers. 400 metre walk to new Meadowlark LRT.

Basement fully redone in 2004 post-storm (new everything + backflow valve). Suite potential? Absolutely. Imagine a door from family room to basement bedroom. Main floor is squeak-free. Beautiful original hardwood, protected for years. Seller discloses hardwood under lino in hallway. Triple-pane windows & roll shutters. Sellers leaving home better than they found it (maintenance notes available). 24'x24' garage includes workbench, shelves, grinder & vice. Cozy 3-season sunroom adds pleasant function to home. Backyard has apple + plum trees and the radicchio is coming up! Room for you to grow value here. Unique Acme wood fired oven in basement supplements heat if needed (included "as-is, where is").

Built in 1959

### Essential Information

MLS® # E4439996

Price \$470,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15732 86 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4C4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Front Porch, No Smoking Home, Patio, Security Window Bars, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached, Insulated, Over Sized, Parking Pad Cement/Paved, Rear Drive Access

### **Interior**

Appliances	Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot, Vegetable Garden
Lot Description	irregular
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lynnwood/LadyOfVictories
Middle	Parkview/H.E.Berault
High	JP/St.F.Xavier/St.O.Romero

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	Zone 22

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Listing information last updated on June 16th, 2025 at 12:02am MDT