

\$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 | 15 |
| Zoning | Zone 22 |

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Listing information last updated on June 17th, 2025 at 7:17am MDT