

\$399,900 - 11324 53 Avenue, Edmonton

MLS® #E4465607

\$399,900

3 Bedroom, 1.00 Bathroom, 1,099 sqft
Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

ATTENTION ALL FLIPPERS AND INVESTORS!!! This is the perfect opportunity to get into Lendrum where homes rarely come available. This almost 1100 sq ft 3 bedroom beauty has fantastic upgrades with new HWT, newer furnace, windows, AC, and a good looking roof. The wood ceilings are amazing and the house does feature a side separate entrance. This location is ideal across the street from a school and walking distance to more schools. Lendrum also is an easy commute to U of A and Whyte Av. with a 50 x 120 lot and gorgeous brick exterior this is the perfect starter kit for any investor or flipper!

Built in 1962

Essential Information

MLS® #	E4465607
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,099
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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Community Information

Address	11324 53 Avenue
Area	Edmonton
Subdivision	Lendrum Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0S5

Amenities

Amenities	On Street Parking, Open Beam
Parking	Rear Drive Access

Interior

Appliances	Air Conditioning-Central, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 13th, 2025
Days on Market	1
Zoning	Zone 15

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Listing information last updated on November 13th, 2025 at 9:47pm MST