

\$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	12
Zoning	Zone 22

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