

## \$455,000 - 15732 86 Avenue, Edmonton

MLS® #E4439996

### \$455,000

4 Bedroom, 2.00 Bathroom, 1,050 sqft  
Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Lovely Lynnwood! Beautifully maintained bungalow by current owners. Room to grow value here. Solid build to work with but can use some modern updates in a bath and kitchen. Create your own plan. 6092 lot size. 1049 sq foot main floor house + full basement. All sorts of wonderful services & retail close by. 400 metre walk to new Meadowlark LRT. Basement fully redone in 2004 (new everything + backflow valve). Suite potential absolutely. Beautiful original hardwood on main well protected for years. Seller discloses hardwood under lino in upper hallway too. Triple-pane windows & roll shutters. Garage is 24'x24' insulated & plywood finished walls and ceiling & includes workbench, shelves, grinder, vice & storage cupboards. Cozy 3-season sunroom adds pleasant mosquito free function to backyard. Good tasting apple + plum trees. The radicchio is coming up too! Unique Acme wood stove/oven in basement supplements heat & cooking if ever a long loss of power (included "as-is, where is").

Built in 1959

### Essential Information

MLS® #	E4439996
Price	\$455,000
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
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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.Berriault
High	JP/St.F.Xavier/St.O.Romero

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	35
Zoning	Zone 22

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Listing information last updated on July 7th, 2025 at 11:48am MDT