

## \$569,000 - 15705 86 Avenue, Edmonton

MLS® #E4447697

**\$569,000**

5 Bedroom, 2.00 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome to Lynnwood â€” a highly sought-after West Edmonton community celebrated for its generous lot sizes, mature trees, and quiet, family-friendly charm. This beautifully renovated bungalow offers over 2,000 sq. ft. of finished living space designed for comfort and functionality. The main floor features three spacious bedrooms, two inviting living areas, and a bright, modern layout. Downstairs, the fully finished basement includes two additional bedrooms, a full bathroom, and a large rec room perfect for entertaining or relaxing. Situated on a massive 600m<sup>2</sup>+ lot, the backyard offers plenty of room for outdoor enjoyment, including space to park two RVs alongside the detached garage. Conveniently located just steps from Meadowlark Mall, youâ€™ll have access to transit, shopping, restaurants, and everyday essentials. Lynnwood School, Lynnwood Park, and the Misericordia Hospital are all nearby, with quick access to Whitemud Drive for an easy commute. This is the perfect blend of comfort, space, and location!

Built in 1959

### Essential Information

MLS® # E4447697

Price \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,351                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15705 86 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4C5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### Additional Information

Date Listed July 11th, 2025

Days on Market 58

Zoning Zone 22

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