

## \$419,000 - 15614 81 Avenue, Edmonton

MLS® #E4450611

**\$419,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

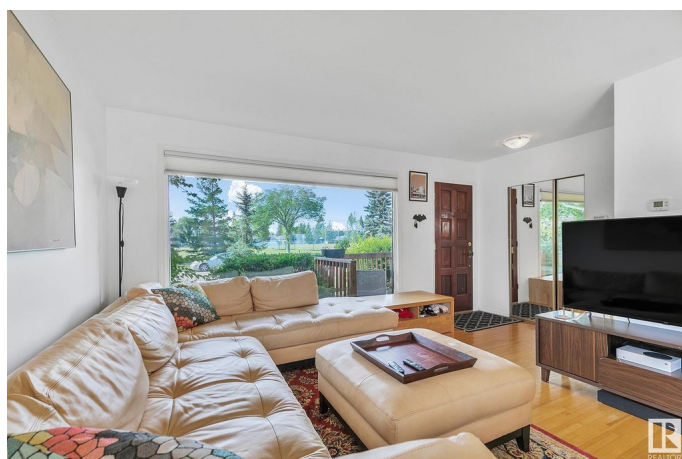
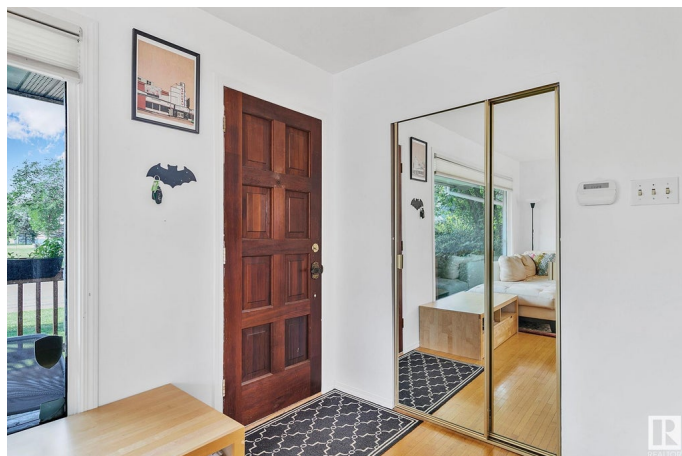
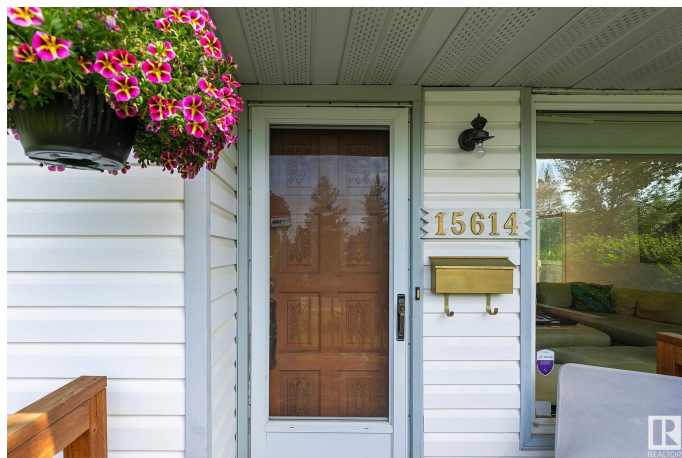
**DESIRABLE LOCATION!** This lovely bungalow is situated on a huge lot in the heart of Lynnwood. Close to Edmonton's River Valley Trails & all things convenient, the open floor plan offers a large, open concept kitchen with an abundance of counter space & a sink perfectly placed to overlook the backyard. A generous dining area boasts garden doors leading to a possible future deck while the front living space notes glorious & pristine south facing park views. The main level highlights 3 bedrooms & hard surface flooring throughout. Finished basement with massive recreation space, additional bedroom, 3pc bath, another flex room & tons of storage. Conveniently located across from green space boasting mature trees & park views. Walking distance to Our Lady of Victories & to French Immersion & German Bilingual School while being a 5 minute walk to LRT hub. The perfect potential for a primary home, rental, rent & hold or future redevelopment. Heated garage, A/C...quaint and private backyard. A quality investment!

Built in 1959

### Essential Information

MLS® # E4450611

Price \$419,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15614 81 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3P4

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Our Lady of Victories, Rio
Middle	H.E. Beriault, Laurier
High	FX, JP

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 22

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Listing information last updated on August 2nd, 2025 at 12:17pm MDT