

\$1,795,000 - 11204 & 11206 55 Avenue, Edmonton

MLS® #E4458788

\$1,795,000

5 Bedroom, 3.50 Bathroom, 3,394 sqft
Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

In the desirable community of Lendrum Place, this rare side-by-side duplex on one title offers both elegance and investment appeal, with four legal suites thoughtfully designed for modern living. Each side features a spacious three-bedroom suite above, paired with a bright two-bedroom suite below, creating versatility for families and professionals alike. Contemporary finishes, and low-maintenance landscaping ensures lasting appeal. With two double detached garages, convenient laneway access, and street parking, provide exceptional functionality for residents and guests alike. With income potential and timeless style, this property balances elegance and practicality in equal measure. A standout in a mature neighbourhood, it offers both stability and sophistication. An asset as impressive as it is versatile.

Built in 2021

Essential Information

MLS® #	E4458788
Price	\$1,795,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,394



Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	11204 & 11206 55 Avenue
Area	Edmonton
Subdivision	Lendrum Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0X1

Amenities

Amenities	See Remarks
Parking	Quad or More Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
-------------	----------------------

Days on Market 1

Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 20th, 2025 at 5:17pm MDT