

# \$575,000 - 15705 86 Avenue, Edmonton

MLS® #E4428801

**\$575,000**

5 Bedroom, 2.00 Bathroom, 1,351 sqft  
Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome to Lynnwood in west Edmonton, a neighborhood known for its spacious lots and mature, tree-lined streets. This beautifully renovated bungalow offers over 2000 sq. ft. of living space. With three bedrooms upstairs, two living rooms, and a fully finished basement featuring two additional bedrooms, a full bath, and a large entertainment area, there's room for everyone. The oversized 600m<sup>2</sup>+ lot provides ample outdoor space and is big enough to park two RVs in addition to the garage. Enjoy unbeatable convenience with Meadowlark Mall just a short walk away, offering transit, shopping, dining, and more. Lynnwood School, Lynnwood Park, and Misericordia Hospital are also nearby. Plus, you'll have quick and easy access to Whitemud Drive, making this location truly exceptional!

Built in 1959

## Essential Information

MLS® #	E4428801
Price	\$575,000
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	See Remarks
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	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	92
Zoning	Zone 22

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Listing information last updated on July 3rd, 2025 at 9:47pm MDT