

# \$469,900 - 15014 83 Avenue, Edmonton

MLS® #E4449902

## \$469,900

4 Bedroom, 2.50 Bathroom, 1,468 sqft  
Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Corner lot in Lynwood, well-taken cared-off beautiful home with 2nd kitchen in the basement, It has newer roof and a brand new hot water tank. This property comes with large windows so you could enjoy the natural light. The best feature of the house is the all season sun room with a huge windows on the main level. Upstairs has 3 large bedrooms with a 4-pc bath with lots of storage everywhere. The basement is fully finished with 1 bedroom with a 3-pc bath and a kitchen as well, it has its private entrance from the back door with self contained living space. Dishwasher and Hot water tank are brand new.

Built in 1959

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449902               |
| Price          | \$469,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,468                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |               |
|--------|---------------|
| Style  | 3 Level Split |
| Status | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15014 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3T2         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Fire Pit, Sunroom |
| Parking   | Double Garage Detached                                 |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 3                                                                                          |
| Has Suite    | Yes                                                                                        |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, Public Transportation, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 22         |

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Listing information last updated on August 16th, 2025 at 1:02pm MDT