

## \$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 | 16              |
| Zoning         | Zone 22         |

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Listing information last updated on August 16th, 2025 at 11:17am MDT