

## \$430,000 - 15732 86 Avenue, Edmonton

MLS® #E4439996

**\$430,000**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Lovely Lynnwood! Beautifully maintained bungalow by current owners. Room to grow value here. Solid build to work with but can use some modern updates in a bath and kitchen. Create your own plan. 6092 lot size. 1049 sq foot main floor house + full basement. All sorts of wonderful services & retail close by. 400 metre walk to new Meadowlark LRT. Basement fully redone in 2004 (new everything + backflow valve). Suite potential absolutely. Beautiful original hardwood on main well protected for years. Seller discloses hardwood under lino in upper hallway too. Triple-pane windows & roll shutters. Garage is 24'x24' insulated & plywood finished walls and ceiling & includes workbench, shelves, grinder, vice & storage cupboards. Cozy 3-season sunroom adds pleasant mosquito free function to backyard. Good tasting apple + plum trees. The radicchio is coming up too! Unique Acme wood stove/oven in basement supplements heat & cooking if ever a long loss of power (included "as-is, where is").

Built in 1959

### Essential Information

MLS® # E4439996

Price \$430,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,050                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 15732 86 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4C4         |

### **Amenities**

|                |                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Front Porch, No Smoking Home, Patio, Security Window Bars, Vinyl Windows |
| Parking Spaces | 5                                                                                                                                                   |
| Parking        | Double Garage Detached, Insulated, Over Sized, Parking Pad Cement/Paved, Rear Drive Access                                                          |

### **Interior**

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Fireplace    | Yes                                                                                                |
| Fireplaces   | Woodstove                                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot, Vegetable Garden |
| Lot Description   | irregular                                                                                                                                                                        |
| Roof              | Asphalt Shingles                                                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                               |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Lynnwood/LadyOfVictories   |
| Middle     | Parkview/H.E.Berault       |
| High       | JP/St.F.Xavier/St.O.Romero |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 64             |
| Zoning         | Zone 22        |

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Listing information last updated on August 4th, 2025 at 9:35pm MDT