

## \$600,000 - 15109 82 Avenue, Edmonton

MLS® #E4431224

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Beautifully renovated bungalow with detached double garage (22x24) in the established community of Lynnwood. This 1,180 sq ft (plus full basement) home features central air conditioning, glistening hardwood floors and plenty of upgrades including new roof, windows, doors & kitchen. On the main: a spacious living room w/ gas fireplace, dining area and a bright kitchen with huge eat-up peninsula, porcelain countertops, built-in dishwasher & plenty of counter space. Finishing off the main: 2 full bathrooms & 2 bedrooms including the owner's suite with 3-pc ensuite & walk-in closet. In the basement: 2 additional bedrooms, 3-pc bathroom, laundry room w/ sink & shoot, flex area and a large family room with wet bar. Outside: fully-fenced, beautifully landscaped yard featuring an outdoor fireplace on the patio. Back alley access to garage with additional parking on the concrete pad. Located near schools and green space with easy access to Whitemud Drive. Must see!

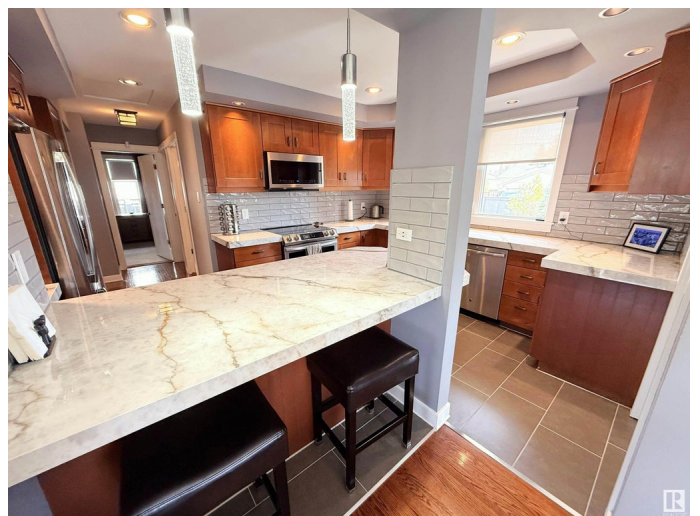
Built in 1959

### Essential Information

MLS® # E4431224

Price \$600,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15109 82 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3R9         |

### Amenities

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Animal Home, No Smoking Home, Patio, Wet Bar |
| Parking Spaces | 3                                                                                                                                      |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access                                                                    |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                     |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, 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 16th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 22          |

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Listing information last updated on April 21st, 2025 at 3:47pm MDT