

## \$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 1:02pm MDT