

\$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	2
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 8:17pm MDT