

## \$399,000 - 15620 81 Avenue, Edmonton

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MLS® #E4463389

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

DESIRABLE LOCATION! Well loved bungalow on a lovely sized lot in the heart of Lynnwood. Close to Edmonton's River Valley Trails & all things convenient; this home awaits your inner designer & is abound with potential! Offering a gloriously large footprint of over 1550 sqft, this original owner home could be your forever place! Large front picture window notes glorious & pristine south facing park views hugged in a streetscape of mature trees. The main floor highlights a functional kitchen, 3 full bedrooms, full bath & large addition anchored by a wood burning fireplace & patio doors to an ample yard. The bsmnt boasts a 2nd bath & rooms enough for multiple bedrooms or could be reconfigured to offer a large & open recreation space! Walking distance to Our Lady of Victories School & French Immersion/German Bilingual Schools while being a 5 minute walk from the LRT hub & plethora of amenities. Perfect potential for a primary home, rental, rent & hold or future redevelopment. A quality & versatile investment!

Built in 1959

### Essential Information

MLS® # E4463389

Price \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,561                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 15620 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3P4         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### **Interior**

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-2, Natural Gas                                                                                              |
| Fireplace    | Yes                                                                                                                    |
| Fireplaces   | Stone Facing                                                                                                           |
| Stories      | 2                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | Full, Finished                                                                                                         |

### **Exterior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |

|                 |                     |
|-----------------|---------------------|
| Lot Description | 55x110              |
| Roof            | Asphalt Shingles    |
| Construction    | Wood, Stucco, Vinyl |
| Foundation      | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Lynnwood/Lady of Victories |
| Middle     | Laurier                    |
| High       | JO/FX                      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 22            |

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Listing information last updated on October 25th, 2025 at 11:02am MDT