\$559,000 - 15212 86 Avenue, Edmonton

MLS® #E4442459

\$559,000

4 Bedroom, 2.00 Bathroom, 2,107 sqft Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Bi-Level Home in Lynnwood West End on a spacious lotâ€"ideal for a growing or extended family. Centrally located in a mature neighborhood, this well-built home offers three finished levels. Main floor features hardwood floors, functional kitchen, open living area, and mudroom with laundry. Upper level includes three large bedrooms and full bathroom. Lower level offers bright windows, fourth bedroom, bathroom, second laundry, and kitchenetteâ€"perfect for guest area or office. Double drywall and mature trees add privacy and noise reduction. Fully fenced backyard, detached garage with 220V, new shingles (2025), upgraded 200-amp panel, energy-efficient furnace and hot water tank, modern plumbing, rebuilt sewer line, and LED lighting. Close to schools, public transit, River Valley, and amenities. This home offers space, flexibility, and long-term value in a prime location.

Built in 1959

Essential Information

MLS® # E4442459 Price \$559,000

Bedrooms 4







Bathrooms 2.00 Full Baths 2

Square Footage 2,107 Acres 0.00 Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 15212 86 Avenue

Area Edmonton
Subdivision Lynnwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 4C3

Amenities

Amenities Carbon Monoxide Detectors, Crawl Space, Detectors Smoke, Exterior

Walls- 2"x6", Guest Suite, Hot Wtr Tank-Energy Star, Parking-Extra, Smart/Program. Thermostat, Security Window Bars, Storage-In-Suite,

Vinyl Windows

Parking Spaces 4

Parking 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Detached, Rear Drive

Access

Interior

Appliances Alarm/Security System, Dishwasher-Portable, Fan-Ceiling, Garage

Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Storage Shed, Window Coverings, Dryer-Two, Stoves-Two,

Washers-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Stucco

Exterior Features Back Lane, Fenced, Landscaped, Level Land, Paved Lane, Private

Setting, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 14th, 2025

Days on Market 2

Zoning Zone 22

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