

## **\$424,900 - 15415 80 Avenue, Edmonton**

---

MLS® #E4435484

**\$424,900**

5 Bedroom, 2.00 Bathroom, 1,383 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Family bungalow located on a quiet cul-de-sac in Lynnwood. Three bedrooms up & two down. The home had a front addition put on in 1986 which included a larger foyer & extended the primary bedroom to allow more space & lots of closet space. The kitchen includes lots of cabinetry, built in pantry & built in desk. Featuring 2 fireplaces, one up & one down in a large rec-room space. Improvements to this home are shingles (2022), A/C (2020), furnace and hotwater tank in 2021. The electrical panel has been upgraded. There is a composite deck accessed through patio doors from the dining/living room. Also there is double detached garage and a fully fenced private yard. Refresh by removing the carpet and exposing the hardwood in the living room & hallway on the main. With upgrading and TLC this home can shine again & would make a great family home tucked into a wonderful neighbourhood close to amenities.



Built in 1959

### **Essential Information**

MLS® #	E4435484
Price	\$424,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2

Square Footage	1,383
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15415 80 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3M1

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Lynnwood, L. of Victories
Middle	Parkview, H.E. Bariault
High	Jasper Place, Oscar Romero

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
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 May 12th, 2025 at 8:32pm MDT