\$1,795,000 - 11204 & 11206 55 Avenue, Edmonton

MLS® #E4458788

\$1,795,000

5 Bedroom, 3.50 Bathroom, 3,394 sqft Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

In the desirable community of Lendrum Place, this rare side-by-side duplex on one title offers both elegance and investment appeal, with four legal suites thoughtfully designed for modern living. Each side features a spacious three-bedroom suite above, paired with a bright two-bedroom suite below, creating versatility for families and professionals alike. Contemporary finishes, and low-maintenance landscaping ensures lasting appeal. With two double detached garages, convenient laneway access, and street parking, provide exceptional functionality for residents and guests alike. With income potential and timeless style, this property balances elegance and practicality in equal measure. A standout in a mature neighbourhood, it offers both stability and sophistication. An asset as impressive as it is versatile.

Built in 2021

Essential Information

MLS® # E4458788 Price \$1,795,000

Bedrooms 5

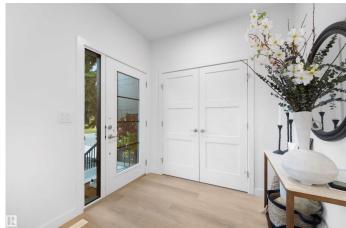
Bathrooms 3.50

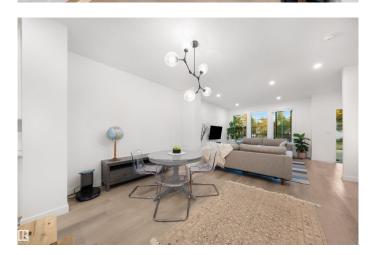
Full Baths 3

Half Baths 1

Square Footage 3,394







Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Duplex Side By Side

Style 2 Storey
Status Active

Community Information

Address 11204 & 11206 55 Avenue

Area Edmonton

Subdivision Lendrum Place

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 0X1

Amenities

Amenities See Remarks

Parking Quad or More Detached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-2, Natural Gas

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed September 19th, 2025

Days on Market 27

Zoning Zone 15

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Listing information last updated on October 16th, 2025 at 10:02am MDT