# \$399,900 - 11324 53 Avenue, Edmonton

MLS® #E4465607

# \$399.900

3 Bedroom, 1.00 Bathroom, 1,099 sqft Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

## ATTENTION ALL FLIPPERS AND

INVESTORS!!! This is the perfect opportunity to get into Lendrum where homes rarely come available. This almost 1100 sq ft 3 bedroom beauty has fantastic upgrades with new HWT, newer furnace, windows, AC, and a good looking roof. The wood ceilings are amazing and the house does feature a side separate entrance. This location is ideal across the street from a school and walking distance to more schools. Lendrum also is an easy commute to U of A and Whyte Av. with a 50 x 120 lot and gorgeous brick exterior this is the perfect starter kit for any investor or flipper!



# **Essential Information**

MLS® # E4465607 Price \$399,900

Bedrooms 3
Bathrooms 1.00

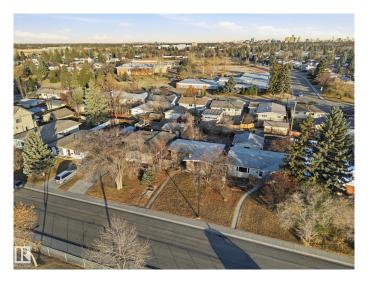
Full Baths 1

Square Footage 1,099
Acres 0.00
Year Built 1962

Type Single Family

Sub-Type Detached Single Family

Style Bungalow







Status Active

# **Community Information**

Address 11324 53 Avenue

Area Edmonton

Subdivision Lendrum Place

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 0S5

### **Amenities**

Amenities On Street Parking, Open Beam

Parking Rear Drive Access

# Interior

Appliances Air Conditioning-Central, Refrigerator, Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Brick

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof See Remarks
Construction Wood, Brick

Foundation Concrete Perimeter

## **Additional Information**

Date Listed November 13th, 2025

Days on Market 1

Zoning Zone 15

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Listing information last updated on November 14th, 2025 at 11:32am MST