

## \$443,900 - 15634 83 Avenue, Edmonton

MLS® #E4434941

**\$443,900**

2 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Enjoy life in quiet Lynnwood in this well cared for bungalow within walking distance to Lynnwood School, Our Ladies of Victories School, Lynnwood Community League Park & Lynnwood athletic fields. Your air conditioned home features living room and dining room with hardwood flooring, galley kitchen, 4pc bathroom and 2 large bedrooms on main floor. King sized primary bedroom features French doors, double width closet & a shoe closet! Separate side entrance for basement access if desired. Basement is finished with a rec room & gas fireplace, 3pc bathroom, additional room for office or den, storage room and laundry room. You will love having front driveway access to your double garage. Lots of room to entertain or kids to play in your open backyard with garden space. New home & garage shingles in 2023 & new HWT in 2024. Easy access to Whitemud Freeway, Downtown or UofA.

Built in 1959

### Essential Information

MLS® #	E4434941
Price	\$443,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,050
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15634 83 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3T7

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Front Drive Access

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 7th, 2025

Days on Market                4

Zoning                            Zone 22

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Listing information last updated on May 11th, 2025 at 2:02am MDT