

# \$599,900 - 15414 81 Avenue, Edmonton

MLS® #E4434019

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft  
Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome home to the sought after community of Lynnwood. This amazing 3-bedroom open beam bungalow is 1460 square feet and is backing onto the ravine. This home has upgraded windows, central AC, renovated bathrooms, a finished basement, and a double garage. Extremely peaceful and calming as you enjoy the abundance of trees and privacy of the ravine location. Lynnwood is close to downtown, west Edmonton mall, LRT and the university area. Walking distance to Lynnwood elementary school and Our lady of Victories elementary school. A rare opportunity to own a home backing this ravine. Original owners that have meticulously maintained this beauty!

Built in 1962

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4434019      |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15414 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3P1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 22       |

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Listing information last updated on May 3rd, 2025 at 2:32pm MDT