

\$399,000 - 15620 81 Avenue, Edmonton

MLS® #E4463389

\$399,000

5 Bedroom, 2.00 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

DESIRABLE LOCATION! Well loved bungalow on a lovely sized lot in the heart of Lynnwood. Close to Edmonton's River Valley Trails & all things convenient; this home awaits your inner designer & is abound with potential! Offering a gloriously large footprint of over 1550 sqft, this original owner home could be your forever place! Large front picture window notes glorious & pristine south facing park views hugged in a streetscape of mature trees. The main floor highlights a functional kitchen, 3 full bedrooms, full bath & large addition anchored by a wood burning fireplace & patio doors to an ample yard. The bsmnt boasts a 2nd bath & rooms enough for multiple bedrooms or could be reconfigured to offer a large & open recreation space! Walking distance to Our Lady of Victories School & French Immersion/German Bilingual Schools while being a 5 minute walk from the LRT hub & plethora of amenities. Perfect potential for a primary home, rental, rent & hold or future redevelopment. A quality & versatile investment!

Built in 1959

Essential Information

MLS® # E4463389

Price \$399,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,561
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15620 81 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3P4

Amenities

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached

Interior

Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot

Lot Description	55x110
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lynnwood/Lady of Victories
Middle	Laurier
High	JO/FX

Additional Information

Date Listed	October 24th, 2025
Days on Market	4
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 October 28th, 2025 at 7:17pm MDT