

# \$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	2
Zoning	Zone 22

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