

## \$740,000 - 15226 81 Avenue, Edmonton

MLS® #E4446829

**\$740,000**

4 Bedroom, 2.50 Bathroom, 1,883 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Fully renovated open concept bungalow with a massive yard that directly backs on to the ravine!!! Wonderfully located within minutes to the Henday, the river valley, schools, restaurants & West Edmonton mall! Your new home is by far one of the brightest and spacious in the entire neighborhood featuring an exquisite open concept design, large windows for natural sunlight and pot lights throughout to maximize brightness. Upon entering you're greeted by a gigantic living room featuring sloped wood ceilings, a rock wall fireplace & large south-facing windows. Your stunning kitchen features a full set of stainless steel appliances, beautiful full sized cabinets, updated backsplash and stylish quartz counter tops! Upper floor also includes a bonus great room with a floor-to-ceiling ravine view & stone wall fireplace as well as 3 spacious bedrooms! Basement includes a family room and massive bedroom that has been converted into a theatre room! Fully fenced back yard with gate access to the ravine. A/C included.

Built in 1962

### Essential Information

MLS® # E4446829

Price \$740,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,883                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15226 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3P1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                               |
| Stories           | 3                                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 24             |
| 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 August 2nd, 2025 at 12:47pm MDT