# \$1,795,000 - 11204 & 11206 55 Avenue, Edmonton

MLS® #E4458788

### \$1,795,000

5 Bedroom, 3.50 Bathroom, 3,394 sqft Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

In the desirable community of Lendrum Place, this rare side-by-side duplex on one title offers both elegance and investment appeal, with four legal suites thoughtfully designed for modern living. Each side features a spacious three-bedroom suite above, paired with a bright two-bedroom suite below, creating versatility for families and professionals alike. Contemporary finishes, and low-maintenance landscaping ensures lasting appeal. With two double detached garages, convenient laneway access, and street parking, provide exceptional functionality for residents and guests alike. With income potential and timeless style, this property balances elegance and practicality in equal measure. A standout in a mature neighbourhood, it offers both stability and sophistication. An asset as impressive as it is versatile.

Built in 2021

## **Essential Information**

MLS® # E4458788 Price \$1,795,000

Bedrooms 5

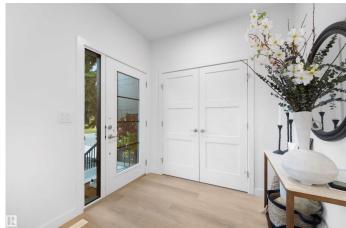
Bathrooms 3.50

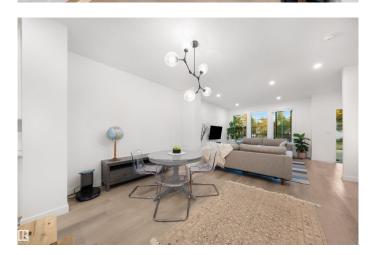
Full Baths 3

Half Baths 1

Square Footage 3,394







Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Duplex Side By Side

Style 2 Storey
Status Active

## **Community Information**

Address 11204 & 11206 55 Avenue

Area Edmonton

Subdivision Lendrum Place

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 0X1

## **Amenities**

Amenities See Remarks

Parking Quad or More Detached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-2, Natural Gas

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 43

Zoning Zone 15

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Listing information last updated on November 1st, 2025 at 4:17am MDT