

\$399,000 - 15236 86 Avenue, Edmonton

MLS® #E4421403

\$399,000

4 Bedroom, 2.00 Bathroom, 1,049 sqft
Single Family on 0.00 Acres

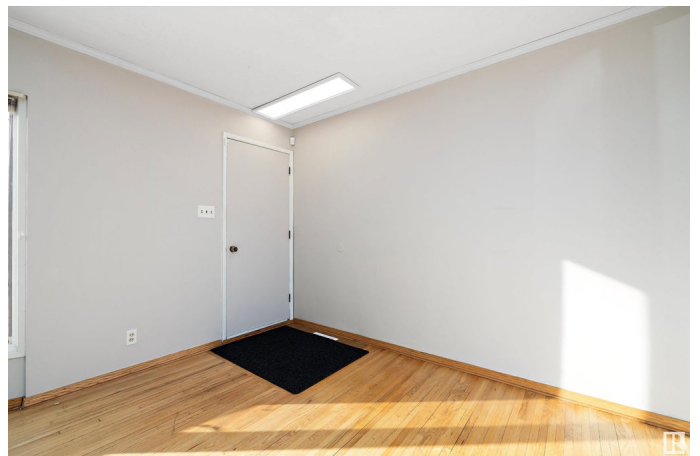
Lynnwood, Edmonton, AB

Welcome to 15236 86 Ave in Lynnwood, a fantastic opportunity for first-time buyers, families, or couples looking to add their own touch. This 1959 bungalow offers 1,049 sq. ft. of potential with three bright bedrooms, a functional u-shaped kitchen, and a dining area that opens to a private backyard—great for kids, pets, or summer BBQs. The fully finished basement adds versatility with an extra bedroom and a spacious rec room. While some updates are needed, key improvements like newer windows, a newer furnace, and a recently replaced roof provide a solid foundation. The standout feature? A rare oversized 26x30 ft. detached garage, the size of a mini shop! With alley and front driveway access, this is a dream for hobbyists, mechanics, or extra storage. Located close to schools, parks, and shopping, this is a great chance to invest, build equity, and make it your own!

Built in 1959

Essential Information

MLS® #	E4421403
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,049
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15236 86 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4C3

Amenities

Amenities	Deck
Parking	Double Garage Detached, Over Sized, See Remarks

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 13th, 2025
Days on Market	29
Zoning	Zone 22

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Listing information last updated on March 14th, 2025 at 12:17am MDT