

## \$549,000 - 15212 86 Avenue, Edmonton

MLS® #E4442459

**\$549,000**

4 Bedroom, 2.00 Bathroom, 2,107 sqft

Single Family on 0.00 Acres

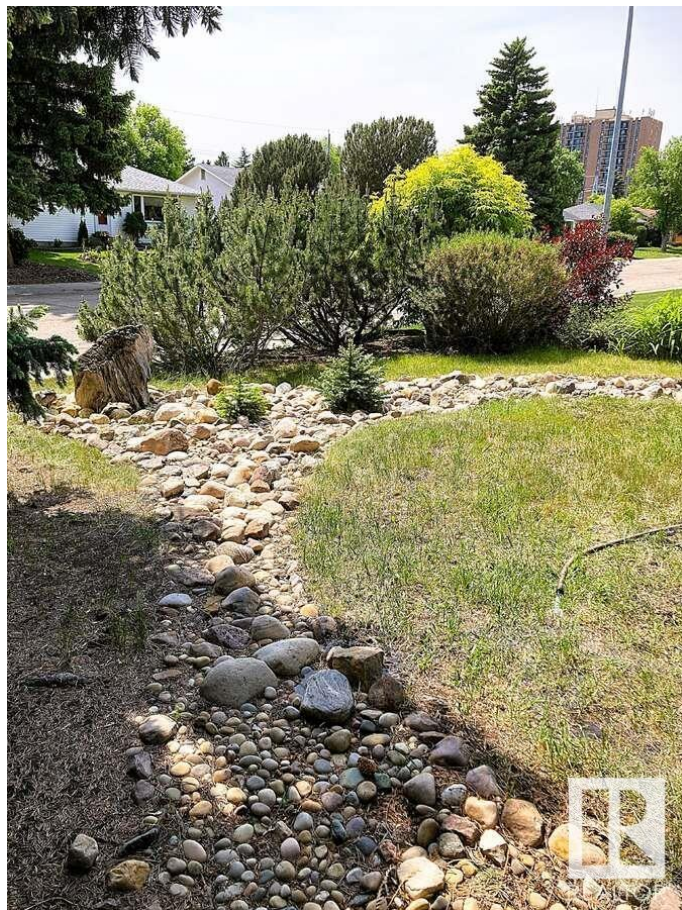
Lynnwood, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Bi-Level Home in Lynnwood West End on a spacious lot—ideal for a growing or extended family. Centrally located in a mature neighborhood, this well-built home offers three finished levels. Main floor features hardwood floors, functional kitchen, open living area, and mudroom with laundry. Upper level includes three large bedrooms and full bathroom. Lower level offers bright windows, fourth bedroom, bathroom, second laundry, and kitchenette—perfect for guest area or office. Double drywall and mature trees add privacy and noise reduction. Fully fenced backyard, detached garage with 220V, new shingles (2025), upgraded 200-amp panel, energy-efficient furnace and hot water tank, modern plumbing, rebuilt sewer line, and LED lighting. Close to schools, public transit, River Valley, and amenities. This home offers space, flexibility, and long-term value in a prime location.

Built in 1959

### Essential Information

MLS® #	E4442459
Price	\$549,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	2,107
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	15212 86 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4C3

### Amenities

Amenities	Carbon Monoxide Detectors, Crawl Space, Detectors Smoke, Exterior Walls- 2"x6", Guest Suite, Hot Wtr Tank-Energy Star, Parking-Extra, Smart/Program. Thermostat, Security Window Bars, Storage-In-Suite, Vinyl Windows
Parking Spaces	4
Parking	2 Outdoor Stalls, 220 Volt Wiring, Double Garage Detached, Rear Drive Access

### Interior

Appliances	Alarm/Security System, Dishwasher-Portable, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Storage Shed, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished



**Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Lands Setting, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	55
Zoning	Zone 22



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Listing information last updated on August 8th, 2025 at 7:02am MDT