

## \$450,000 - 15629 83 Avenue, Edmonton

MLS® #E4447564

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

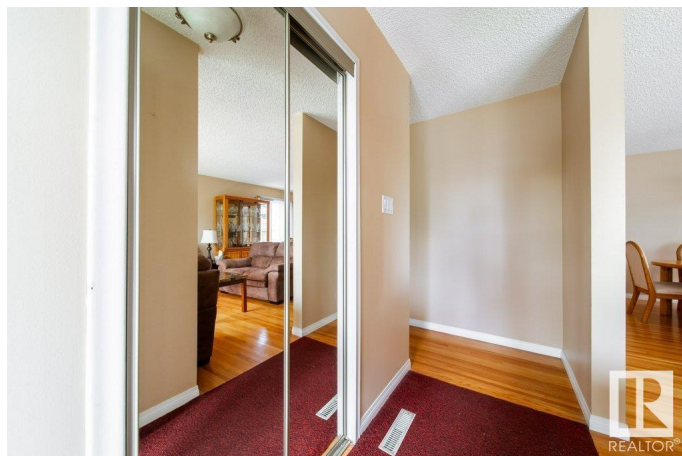
Lynnwood, Edmonton, AB

Charming and updated Lynwood home with stylish touches throughout! Hardwood floors in the living, dining, and primary bedroom add warmth and elegance. Oak kitchen with sunshine ceiling and bright breakfast nook opens to a sunny south-facing deck—perfect for morning coffee. The finished basement boasts a large rec room, wet bar, gas fireplace, Jacuzzi tub, and a flexible den. Berber carpet adds comfort below. Includes his and her garages—two separate single garages at the rear, one with auto opener. Walk to schools, parks, trails, and shopping. A fantastic move-in ready opportunity!

Built in 1959

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447564               |
| Price          | \$450,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,165                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15629 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3T6         |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                                       |
| Parking        | Single Garage Detached                                                                                  |

### Interior

|              |                                                                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                          |
| Fireplace    | Yes                                                                                                                                                                                |
| Fireplaces   | Freestanding                                                                                                                                                                       |
| Stories      | 2                                                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                                                |
| Basement     | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 22         |

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Listing information last updated on August 10th, 2025 at 1:02pm MDT