

## \$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	8
Zoning	Zone 22

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