

# \$399,000 - 15236 86 Avenue, Edmonton

MLS® #E4421403

**\$399,000**

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

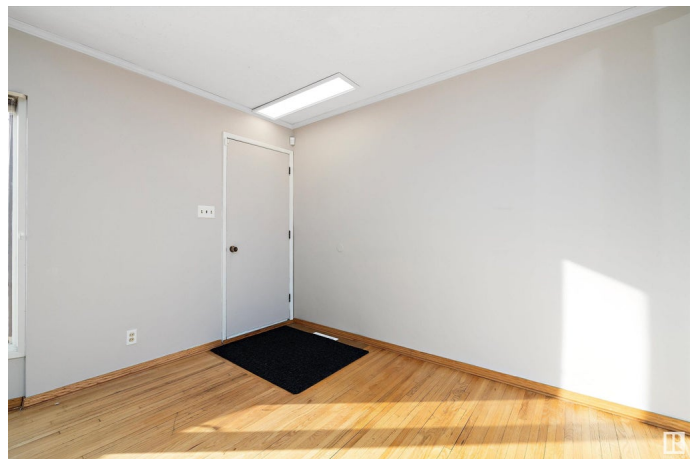
Lynnwood, Edmonton, AB

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 7:32am MDT