

## \$529,900 - 15212 86 Avenue, Edmonton

MLS® #E4442459

**\$529,900**

4 Bedroom, 2.00 Bathroom, 2,107 sqft

Single Family on 0.00 Acres

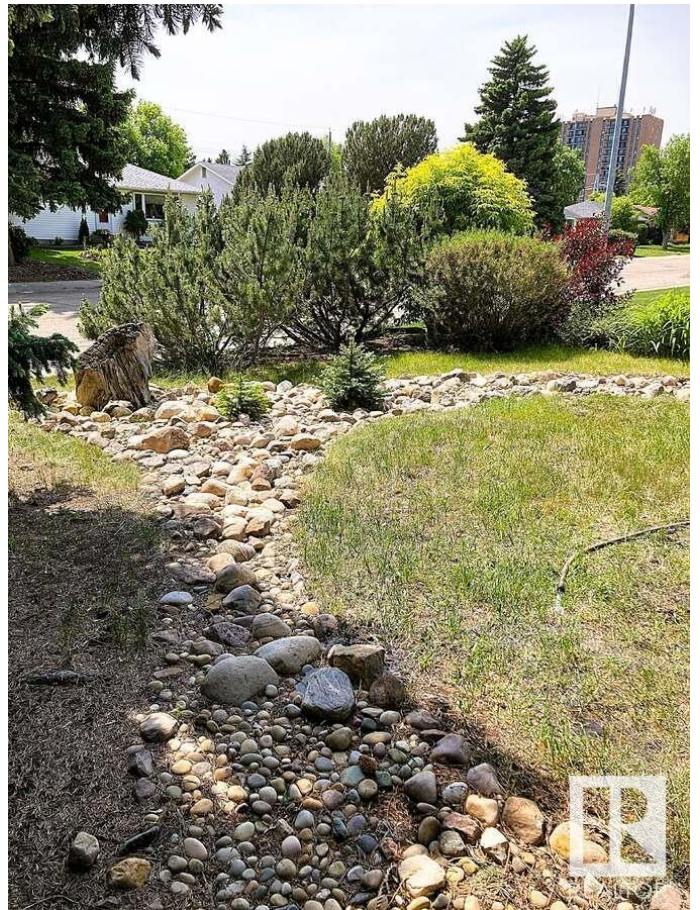
Lynnwood, Edmonton, AB

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    | \$529,900 |
| 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 | 82              |
| Zoning         | Zone 22         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 3:47pm MDT