

## \$435,000 - 15629 83 Avenue, Edmonton

MLS® #E4447564

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

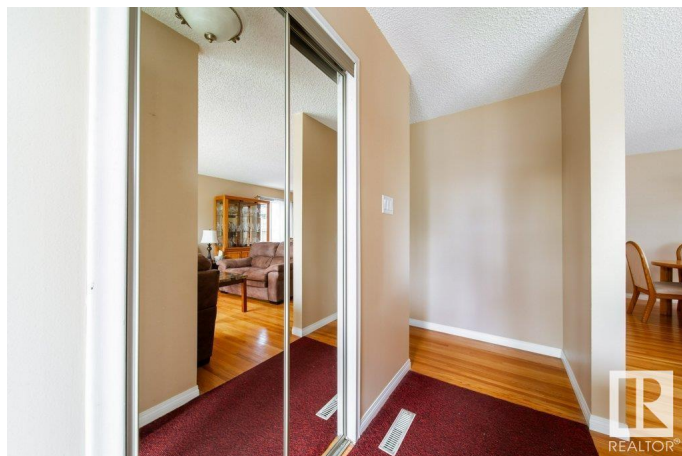
Lynnwood, Edmonton, AB

Warm and inviting Lynnwood home perfect for family living! Hardwood floors in the living, dining, and primary bedroom add style and comfort. The sunny oak kitchen with breakfast nook opens to a south-facing deck—ideal for coffee or BBQs. The finished basement has a rec room, wet bar, gas fireplace, Jacuzzi tub, and a den for office or playroom. Two single garages at the rear (one with auto opener) offer plenty of storage for vehicles, bikes, and gear. Central AC, Wi-Fi thermostat, and a pet-free, non-smoking history add peace of mind. Walk to schools, parks, playgrounds, and trails—everything your family needs is right here!

Built in 1959

### Essential Information

MLS® #	E4447564
Price	\$435,000
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	59

## 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 8th, 2025 at 12:47am MDT