

## \$550,000 - 11339 54 Avenue, Edmonton

MLS® #E4454206

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

Mid-Century Charm in LENDRUM! This classic bungalow showcases vaulted cedar open-beam ceilings, rich woodwork, and a striking Tyndall stone fireplace that creates a warm focal point in the living space. The main floor offers a spacious living room, 3 bright bedrooms, an updated kitchen, and gleaming hardwood floors. Many triple-pane windows (2014) flood the home with natural light, while the newer roof (2018) adds peace of mind. The fully finished basement expands your lifestyle with a large rec room, play room, bedroom, 3-piece bath, and laundry. Outdoors, enjoy a large deck, covered patio with outdoor fireplace, & private yard. Parking is exceptional with both a single attached garage and an oversized rear single detached garage. Incredible Lendrum location directly across from the school, steps to parks, shopping, and the vibrant community league, with Southgate Centre, LRT, and quick access to the University of Alberta all just minutes away. A rare opportunity in Lendrum - Don't miss it!

Built in 1962

### Essential Information

MLS® # E4454206

Price \$550,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,204                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11339 54 Avenue |
| Area        | Edmonton        |
| Subdivision | Lendrum Place   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0V5         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Open Beam, See Remarks                         |
| Parking   | Single Garage Attached, Single Garage Detached |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| Stories      | 2                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | SBS Roofing System                                                                                             |
| Construction      | Wood, Stucco                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

Date Listed August 21st, 2025

Days on Market 14

Zoning Zone 15

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