

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

MLS® #E4421403

**\$399,000**

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

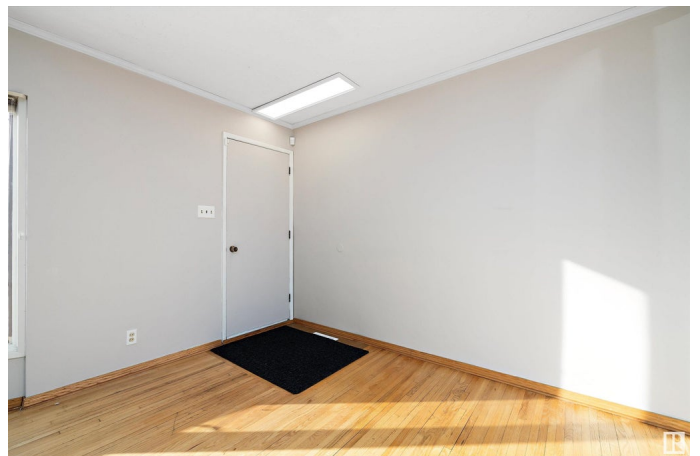
Lynnwood, Edmonton, AB

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 8:47am MDT