

# \$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 Lynwood 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 | 40              |

## Zoning

## Zone 22

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Listing information last updated on August 20th, 2025 at 11:17am MDT