

Edmonton — **Lynnwood** — **LP: $425,000**

15216 86 AV NW — T5R 4C3 — SP:

ACTIVE

Listing ID #	E4511534		
Building Type	Detached Single Family		
Style	3 Level Split	**Sold Date**	
Year Built	1959	**Bedrooms Above**	3
Full Baths	1	**Bedrooms Total**	4
Half Baths	1	**Basement**	See Remarks
Total Baths	1.1	**Basement Dev**	Fully Finished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,115.37	**Tot Flr AG SqM**	103.62

You'll love living in the family-oriented neighbourhood of Lynnwood. This well-maintained home is situated on a quiet crescent with schools and shopping close by. Lynnwood Ravine, MacKinnon Ravine, and Laurier Park are nearby and there's quick access to Whitemud Drive. The large living room faces south, and the adjacent dining room overlooks the back yard. Both have hardwood floors and the open plan is ideal for day-to-day life. The family chef will appreciate the new dishwasher (2026) and the new stove (2025), and the whole family will enjoy the large mud-room addition leading to the back yard. Upstairs you'll find 3 spacious bedrooms, all with hardwood floors, and a 4-piece bath. The lower level offers a south-facing family room, a 4th bedroom, and a combined laundry/bathroom. Other features include a new furnace (2023), fence (2022), a huge crawlspace for storage, and secure RV parking in the fully fenced yard! Bonus: Upgraded electrical service/panel to be completed in the fall of 2026!

Directions

Living Room	5.24x3.97	M	**Bedroom 3**	3.70x2.70	U	**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room	2.97x2.43	M	**Bedroom 4**	2.73x2.69	L	**1**	4	U	No	**Main**	56.50	608.17
Kitchen	4.71x2.90	M	**Laundry Room**	2.73x2.19	L	**2**	2	L	No	**Upper**	47.11	507.09
Family Room	5.7x4.2	L	**Mud Room**	2.25x2.12	M	**3**				**Above Grd**		
Den						**4**				**Lower**	46.10	496.22
Bonus Room						**5**				**Below Grd**		
Primary Bedrm	4.71x3.11	U				**6**				**Tot Flr AG**	103.62	1,115.37
Bedroom 2	3.10x2.92	U				**7**				**# Finished**	3	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1, See Remarks	**Basement**	See / Fully Finished
Foundation	Concrete	**Separate Ent**	No
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Vinyl	**Garage Suite**	**Permit**
Flooring	Hardwood, Linoleum	**Garden Suite**	**Permit**
Features	Crawl Space, No Smoking Home, R.V. Storage, See Remarks	**Lot Shape**	Rectangular **Front Expsure** South
		Lot Size SqM	531.61 **F x D (m)** 16.62 x 32.10
		Zoning	
		Tax Amount	$4,126.59 / 2025
		Conform Type	Title Insurance
		Conform Year	
Goods Incl	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings	**Goods Excl**	Attached bookshelves will stay.
		Warranty	
		Fireplace	
Site Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Parking	Double Garage Detached, Rear Drive Access, RV Parking, See Remarks		
Road Access	Paved	**Park Encl/Tot**	2 / 6 **Garage Dim** 8.04x5.32

Condo Name		**Floor Location**	**Floor#**
Condo Fee	**Fee Schedule**	**#Floors in Build**	**Elevator**
Fee Includes		**Balcony/Terrace**	**Min Age**
		Titled Storage	
		Parking Type	
		Unit Exposure	