



## Edmonton Alberta

\$579,900

For more info, please click on View Listing on Realtor(R) Website. Bi-level home in Lynnwood West End on a spacious lot—ideal for a growing or extended family. Centrally located in a mature neighborhood, this well-built home offers three finished levels. Main floor features hardwood floors, functional kitchen, open living area, and mudroom with laundry. Upper level includes three large bedrooms and full bathroom. Lower level offers bright windows, fourth bedroom, bathroom, second laundry, and kitchenette—perfect for guest area or office. Double drywall and mature trees add privacy and noise reduction. Fully fenced backyard, detached garage with 220V, new shingles (2025), upgraded 200-amp panel, energy-efficient furnace and hot water tank, modern plumbing, rebuilt sewer line, and LED lighting. Close to schools, public transit, River Valley, and amenities. This home offers space, flexibility, and long-term value in a prime location. (id:6769)

Family room 5.5 m X 4.2 m  
Bedroom 4 2.7 m X 2.7 m  
Laundry room 2.7 m X 2.2 m  
Storage 6.8 m X 6.5 m  
Living room 6.2 m X 4.8 m  
Dining room 3.6 m X 2.8 m

Kitchen 4.5 m X 3.6 m  
Utility room 2.7 m X 1.5 m  
Primary Bedroom 4.6 m X 3.1 m  
Bedroom 2 2.9 m X 3.1 m  
Bedroom 3 3.6 m X 3.6 m

Listing Presented By:



Originally Listed by:  
Easy List Realty



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