

## \$609,000 - 11308 57 Avenue, Edmonton

MLS® #E4432009

**\$609,000**

4 Bedroom, 2.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

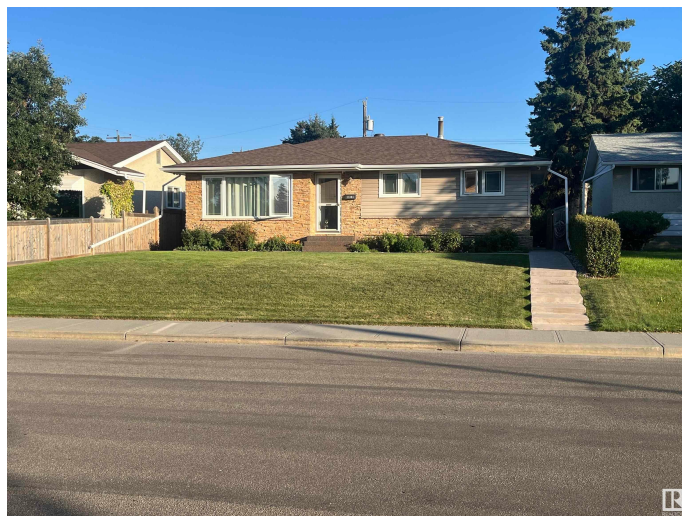
Lendrum Place, Edmonton, AB

This fully renovated bungalow is move in ready. Lendrum is sought after for its great school choices, and its beautifully laid out and maintained Community league, ice rink, spray park and play ground area for families to enjoy. The oversized garage with its 18' x 8' door can house 2 large vehicles easily together with all your gardening tools and seasonal items. Upstairs features 3 bedrooms, 3-piece bathroom, a well-proportioned kitchen with solid oak cabinets and matching island with deep drawers, dining room and living room. A fully developed basement features a gym area, 2 flex rooms, sewing area, built in storage, laundry, and a 3-piece bathroom with granite shower.

Built in 1963

### Essential Information

MLS® #	E4432009
Price	\$609,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1963



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11308 57 Avenue
Area	Edmonton
Subdivision	Lendrum Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0Z9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Front Porch, Gazebo, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Patio, Smart/Program. Thermostat, Recreation Room/Centre, Vinyl Windows, Wall Unit-Built-In
Parking	Double Garage Detached, Front/Rear Drive Access, Over Sized, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	33
Zoning	Zone 15

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Listing information last updated on May 25th, 2025 at 7:47am MDT