

# \$679,000 - 11308 57 Avenue, Edmonton

MLS® #E4432009

## \$679,000

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          | \$679,000 |
| 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 | 5                |
| Zoning         | Zone 15          |

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Listing information last updated on April 27th, 2025 at 6:02am MDT