

# **\$699,000 - 11332 57 Avenue, Edmonton**

MLS® #E4427668

**\$699,000**

3 Bedroom, 2.50 Bathroom, 1,613 sqft

Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

Stunning & FULLY renovated 1613 sq. ft. home in the highly sought-after neighbourhood of Lendrum Place! Nestled across from a park & just moments away from top amenities like the U of A, downtown and Southgate. This modern masterpiece combines style and functionality ideal for families. Open concept layout featuring a spacious living room with vinyl plank flooring, bright, all-new chef's dream kitchen with high-end s/s appliances & quartz countertops with a massive island. Family room with a cozy natural gas fireplace & backyard access, perfect for summer BBQs. Upstairs, discover 3 spacious bedrooms, including a primary bedroom with an ensuite, plus an additional 5-piece bath. The fully finished basement is a showstopper & offers a rec room, wet bar, and 4-piece bathroom making it ideal for entertaining. With double attached garage, RV parking, and proximity to a French immersion school, this better than new home truly has it all! Perfect home in a perfect neighbourhood! Some pictures virtually staged.

Built in 1966

## **Essential Information**

MLS® # E4427668

Price \$699,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,613                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11332 57 Avenue |
| Area        | Edmonton        |
| Subdivision | Lendrum Place   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1B1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking-Extra, Patio, Smart/Program. Thermostat, R.V. Storage, Wet Bar |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal, Stucco  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Metal, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 15          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 9:17pm MDT