

# **\$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**

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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	35
Zoning	Zone 15

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