

## \$559,000 - 16806 91 Street, Edmonton

MLS® #E4428405

**\$559,000**

5 Bedroom, 3.00 Bathroom, 2,041 sqft  
Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Three bedroom plus huge den bungalow is located at the family friendly, peaceful Lakeview community with both primary and secondary schools nearby, just minutes from highways as well as shopping plazas and walking distances from the beautiful Andorra Lake. Access to public transit at the doorsteps. Built on a double corner lot with two titles and potentially can re-develop into two semi-detached homes, The south-facing backyard enjoys plenty of sunshine and Lots of natural light filled in the house, This builder's model home still showed its class and aged gracefully with the owner's recent \$60,000 renovation, including new roofing, kitchen cabinets, refreshed walls, and renovated bathrooms. Open concept kitchen, breakfast area can be warmed by the wood burning fireplace. Access to the den as well as the sunken family room is just a few steps away, walkout to the deck is a plus. The partially finished basement has two bedrooms, an activity room, washroom and ample storage spaces.

Built in 1981

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428405  |
| Price  | \$559,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,041                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16806 91 Street |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 1W6         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 26

Zoning Zone 28

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