

## \$579,000 - 16806 91 Street, Edmonton

MLS® #E4428405

**\$579,000**

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

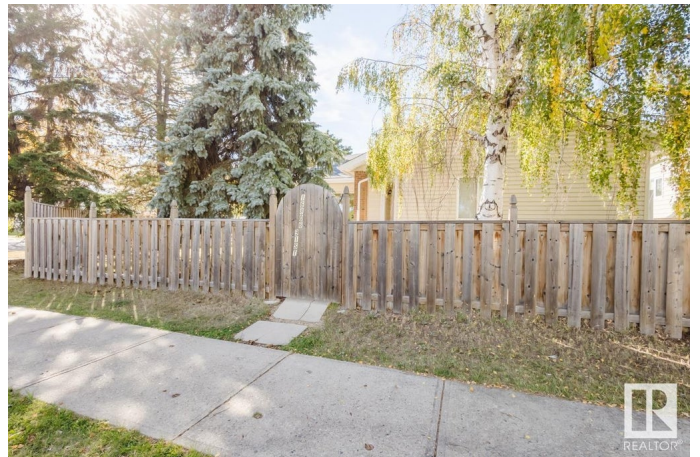
Lago Lindo, Edmonton, AB

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	\$579,000



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 10

Zoning Zone 28

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 11th, 2025 at 7:32am MDT