

## \$599,900 - 5811 113b Street, Edmonton

MLS® #E4427799

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

Completely renovated bungalow in Lendrum Place! A perfect family home just a half block to the community league, outdoor rink, spray park and playground. Lendrum is also home to 3 top schools including French and Ukrainian bilingual programs. The home has 3 main floor bedrooms and a full bathroom. The living area is spacious with large west facing window, dining room with built in cabinets, and partially opened up to kitchen. The kitchen has been fully renovated with granite countertops, stainless steel appliances, white cabinetry, tile backsplash, and a built in pantry cabinet. Downstairs, with a second entrance, has a second large kitchen, family room w/ wood burning fireplace, bedroom, and full bathroom. Two storage rooms and a main laundry area complete the basement level. Recently upgraded with HWT, windows, and paint in 2025 as well as vinyl fence and furnace in 2022. Excellent location close to Whitemud freeway, Southgate mall, and less than 15 minute walk to the LRT.

Built in 1961

### Essential Information

MLS® #	E4427799
Price	\$599,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5811 113b Street
Area	Edmonton
Subdivision	Lendrum Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3J4

### **Amenities**

Amenities	Patio
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	36
Zoning	Zone 15

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