

## \$399,900 - 11324 53 Avenue, Edmonton

MLS® #E4465607

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,099 sqft  
Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

ATTENTION ALL FLIPPERS AND INVESTORS!!! This is the perfect opportunity to get into Lendrum where homes rarely come available. This almost 1100 sq ft 3 bedroom beauty has fantastic upgrades with new HWT, newer furnace, windows, AC, and a good looking roof. The wood ceilings are amazing and the house does feature a side separate entrance. This location is ideal across the street from a school and walking distance to more schools. Lendrum also is an easy commute to U of A and Whyte Av. with a 50 x 120 lot and gorgeous brick exterior this is the perfect starter kit for any investor or flipper!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465607               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,099                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



Status                      Active

**Community Information**

Address                    11324 53 Avenue  
Area                        Edmonton  
Subdivision               Lendrum Place  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code               T6H 0S5

**Amenities**

Amenities                On Street Parking, Open Beam  
Parking                   Rear Drive Access

**Interior**

Appliances               Air Conditioning-Central, Refrigerator, Stove-Electric, Window Coverings  
Heating                   Forced Air-1, Natural Gas  
Stories                    1  
Has Basement            Yes  
Basement                Full, Unfinished

**Exterior**

Exterior                  Wood, Brick  
Exterior Features        Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming  
Pool, Public Transportation, Schools, Shopping Nearby  
Roof                        See Remarks  
Construction            Wood, Brick  
Foundation               Concrete Perimeter

**Additional Information**

Date Listed               November 13th, 2025  
Zoning                    Zone 15

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