

## \$588,800 - 5811 113b Street, Edmonton

MLS® #E4438782

**\$588,800**

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 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® # E4438782

Price \$588,800

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            May 27th, 2025  
Days on Market      12  
Zoning                Zone 15

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Listing information last updated on June 8th, 2025 at 7:02am MDT