

# \$1,795,000 - 11204 & 11206 55 Avenue, Edmonton

MLS® #E4458788

**\$1,795,000**

5 Bedroom, 3.50 Bathroom, 3,394 sqft  
Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

In the desirable community of Lendrum Place, this rare side-by-side duplex on one title offers both elegance and investment appeal, with four legal suites thoughtfully designed for modern living. Each side features a spacious three-bedroom suite above, paired with a bright two-bedroom suite below, creating versatility for families and professionals alike. Contemporary finishes, and low-maintenance landscaping ensures lasting appeal. With two double detached garages, convenient laneway access, and street parking, provide exceptional functionality for residents and guests alike. With income potential and timeless style, this property balances elegance and practicality in equal measure. A standout in a mature neighbourhood, it offers both stability and sophistication. An asset as impressive as it is versatile.

Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4458788    |
| Price          | \$1,795,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,394       |



|            |                     |
|------------|---------------------|
| Acres      | 0.00                |
| Year Built | 2021                |
| Type       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | 2 Storey            |
| Status     | Active              |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11204 & 11206 55 Avenue |
| Area        | Edmonton                |
| Subdivision | Lendrum Place           |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0X1                 |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | See Remarks           |
| Parking   | Quad or More Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 19th, 2025 |
|-------------|----------------------|

Days on Market 61

Zoning Zone 15

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Listing information last updated on November 19th, 2025 at 8:17pm MST