

## \$415,000 - 8308 156 Street, Edmonton

MLS® #E4443078

**\$415,000**

4 Bedroom, 2.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Unbeatable Location in the Heart of Lynnwood! This well-loved Lynnwood bungalow is perfectly situated right across from Lynnwood School and the community league—a prime spot for families, outdoor enthusiasts & anyone seeking a strong sense of community. With quick access to Whitemud, Anthony Henday, and downtown, plus just a 5min drive to West Edm Mall, you're truly at the centre of it all. Lovingly maintained by the same owners for 24 years, this home offers a smart & flexible layout with 2 bedrooms on the main floor (easy to convert back to 3) and 2 more downstairs. The kitchen was updated in 2020, creating an open & functional space to enjoy. Downstairs, a spacious rec room with charming 1950s character & a cozy gas fireplace. Bonus features include a dbl carport, storage shed, an apple tree, a vegetable garden—ready for your green thumb or simple enjoyment. Whether you're a first-time buyer or looking to settle in a sought-after west end neighbourhood, this home is a blank canvas awaiting its artist!

Built in 1959

### Essential Information

MLS® # E4443078

Price \$415,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8308 156 Street |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1Y4         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Carport, Double Garage Attached  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Insert  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Public Transportation, |

|              |   |
|--------------|---|
|              | Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Stucco, Vinyl                                   |
| Foundation   | Concrete Perimeter                                    |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Lynwood School           |
| Middle     | Crestwood School         |
| High       | Jasper Place High School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 22         |

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Listing information last updated on July 2nd, 2025 at 6:02am MDT