

\$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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 22 |

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