

## \$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	18
Zoning	Zone 22

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