

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 4:47am MDT