

## \$424,999 - 8306 156 Street, Edmonton

MLS® #E4444606

**\$424,999**

5 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome to your new home located in the heart of West Edmonton! Perfectly situated near schools, parks, major shopping centres, and with quick access to the Whitemud, this home offers unbeatable convenience for families and commuters alike. Step inside to find a bright interior that has been tastefully renovated from top to bottom. Features include updated flooring, fresh paint, new appliances and countertops. Enjoy five generously sized bedrooms, ideal for a growing family or home office setups. The fully finished basement provides additional living space – perfect for a rec room or entertainment area. Outside, you’ll find a good-sized backyard with flower beds and a fire pit great for summer gatherings or relaxing evenings. Don’t miss your chance to own this move-in-ready gem

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444606  |
| Price          | \$424,999 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,045     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8306 156 Street |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1Y4         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Fire Pit, Hot Water Natural Gas, See Remarks |
| Parking   | Double Garage Detached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 22         |

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Listing information last updated on July 18th, 2025 at 1:33pm MDT