

## \$449,900 - 8306 156 Street, Edmonton

MLS® #E4444606

**\$449,900**

4 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 four 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	\$449,900
Bedrooms	4
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	3
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 June 29th, 2025 at 1:47pm MDT