# \$525,000 - 8300 151 Street, Edmonton

MLS® #E4446909

#### \$525,000

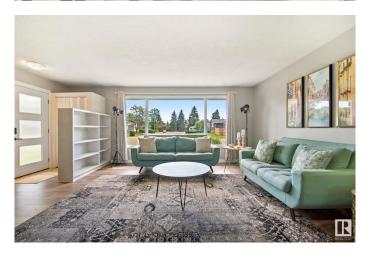
5 Bedroom, 2.00 Bathroom, 1,182 sqft Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

This isn't just a bungalow, it's a vibe! This cheerful home brings the perfect mix of cozy and open-concept living. The kitchen flows into the dining space that fits 10+ guestsâ€"um hello, dinner parties! Extended cabinetry=bonus storage. Two massive bedrooms and a full bath round out the main floor. Downstairs, you'll find 3 more spacious rooms, another full bath, and a huge recreational space along with tons of storage. Outside, enjoy a huge 612mÂ2 fenced yard with a cement patio-perfect for summer BBQs, pets, backyard hangs along with a heated double detached garage. The west facing backyard is a gardeners delight. Recent updates include a newer furnace (2023), shingles (2021), flooring throughout, and refreshed kitchen cabinets. Let's not forget location-7 min drive to the zoo/Laurier park, easy access to the Whitemud, prime street within Lynnwood that's quiet and safe. This home has been lovingly maintained and is ready for its next fun-loving owners. Come see the vibe for yourselfâ€"you'll fall in love!







Built in 1959

## **Essential Information**

MLS® # E4446909 Price \$525,000 Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,182

Acres 0.00

Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 8300 151 Street

Area Edmonton
Subdivision Lynnwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 1H6

#### **Amenities**

Amenities On Street Parking, No Smoking Home

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Fenced, Flat Site, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl Foundation Concrete Perimeter

### **School Information**

Elementary Lynnwood School
Middle Parkview School
High Jasper Place

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 17

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 26th, 2025 at 11:32pm MDT