

## \$609,000 - 8209 152 Street, Edmonton

MLS® #E4430453

### \$609,000

4 Bedroom, 2.00 Bathroom, 1,187 sqft  
Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Fabulous, unique bungalow across from the Ravine in Lynnwood. Many continuous upgrades including windows, roof, furnace, kitchen, bathrooms. Gas Cooktop and electric oven. The plumbing for the shower on the main floor is easily accessible. Too many to list. Huge landscaped private yard with heated double garage. Walk to Lynnwood School and all the shops and services at Meadowlark Mall. LRT is walking distance but not too close!

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430453               |
| Price          | \$609,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,187                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 8209 152 Street |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1L2         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Curtains and Blinds, Garage Heater |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stucco                     |
| Exterior Features | Back Lane, Backs Onto Park/Trees |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stucco                     |
| Foundation        | Concrete Perimeter               |

### **School Information**

|            |          |
|------------|----------|
| Elementary | Lynnwood |
|------------|----------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 22          |

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Listing information last updated on April 15th, 2025 at 4:17am MDT