

\$400,000 - 8612 157 Street, Edmonton

MLS® #E4452792

\$400,000

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Renovations in all the right places! Welcome to Lynnwood. You will be impressed by this 1063 sq ft, open concept 4 bed, 2 bath bungalow. Set foot in the tile entryway and admire the open yet cozy layout. You will appreciate the natural hardwood in the living and dining, while enjoying the sunlight streaming in through triple pane windows. Have a seat at the huge island and breathe in the delicious aromas from your kitchen. Down the hall youâ€™™ll find a newer bathroom and 3 great sized bedrooms to complete this level. In the basement, with a bedroom, bathroom, rec room and storage, electric fireplace, brand new vinyl plank floors, combined with fresh paint keep the modern feel you deserve. The tastefully treed yard features an inviting ground level patio, lots of space, an oversized 22x18 garage and more. With new AC, sewer line & back flow (21), exterior doors/locks and gorgeous kitchen bay window (23), there really is nothing left to do but move right in!!

Built in 1959

Essential Information

MLS® #	E4452792
Price	\$400,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,063
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8612 157 Street
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2A5

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	Zone 22

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