

## **\$439,000 - 8521 150 Street, Edmonton**

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MLS® #E4425934

**\$439,000**

4 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

This wonderful family home has been meticulously maintained and loved by the same owners for over 20 years. Situated on a beautiful tree-lined street in Lynwood, this mid-century bungalow has seen many upgrades over the years. Newer hot water tank (2024), newer shingles, newer roof, newer vinyl windows, meticulous hardwood throughout main floor. The main floor living room is bright airy and has a lovely fireplace to enjoy. There are 3 spacious bedrooms up and the basement is fully finished also with a working fireplace. The double heated detached garage is a mechanics dream. There is also a custom made shed that could be converted into a small art studio. The large private yard where one can enjoy a variety of shrubs, perennials. Walking distance to Meadowlark Shopping Centre, public transit and the LRT Valley Line West coming soon! A beautiful property waiting for new owners to make it theirs!



Built in 1958

### **Essential Information**

MLS® #	E4425934
Price	\$439,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8521 150 Street
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1E2

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached, Heated

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lynnwood School
Middle	Parkview School
High	Jasper Place School

### **Additional Information**

Date Listed	March 15th, 2025
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Days on Market	32
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Zoning	Zone 22
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