

## \$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+ guests—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 612m<sup>2</sup> 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 yourself—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	20
Zoning	Zone 22

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