

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

MLS® #E4446909

**\$525,000**

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

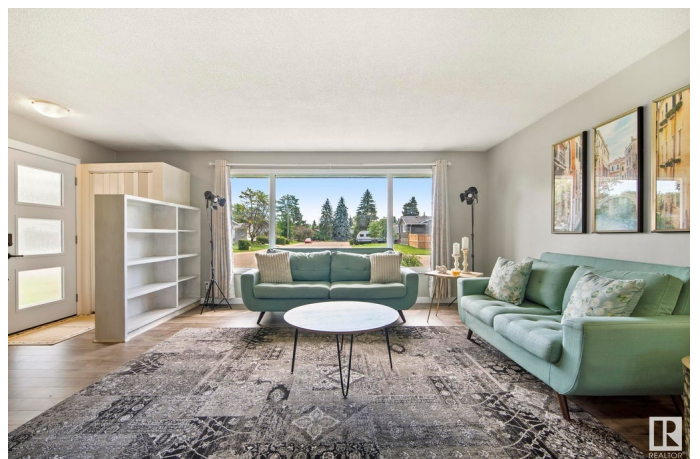
Lynnwood, Edmonton, AB

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 | 26              |
| 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 August 4th, 2025 at 10:32pm MDT