

Courtesy Of Calvin R Hexter Of Exp Realty

\$499,900 - 8003 156 Street, Edmonton

MLS® #E4424537

\$499,900

5 Bedroom, 2.50 Bathroom, 1,205 sqft
Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome to this LEGALLY SUITED home situated in the highly desirable Lynnwood neighbourhood! The location offers LOW VACANCY & STRONG TENANT PROFILE! *BONUS, SECONDARY SUITE is fully separate, removing common area space inside the property making it easier to manage. Main floor offers lots of NATURAL LIGHT creating a warm and inviting atmosphere. The seamless flow from the living area to the dining & kitchen areas make entertaining and everyday living a BREEZE. Kitchen boasts STAINLESS STEEL APPLIANCES, STYLISH BACKSPLASH, & CLASSIC CABINETRY. Down the hall is the PRIMARY BEDROOM complete with a 2PC ENSUITE & WALK-IN-CLOSET, 2 ADDITIONAL BDRMS, & 4PC BATH completing the main floor. Venture downstairs to the FULLY FINISHED, LEGALLY-SUITED BSMT, where youâ€™™ discover 2nd KITCHEN & LIVING AREAS, 2 ADDITIONAL BEDROOMS, RECREATION RM, LAUNDRY, UTILITY RM, & a 5PC BATH! Front & backyard have been regraded & fresh sod installed, and the fence is NEW! Don't miss your chance to view this STUNNER!

Built in 1963

Essential Information

MLS® # E4424537



Price	\$499,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8003 156 Street
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1X9

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Paved Lane, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 7th, 2025
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Days on Market	7
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Zoning	Zone 22
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Listing information last updated on March 14th, 2025 at 9:32am MDT