

# \$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 | 2                 |
| Zoning         | Zone 22           |

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Listing information last updated on August 15th, 2025 at 12:17pm MDT