

## \$470,000 - 8406 149 Street, Edmonton

MLS® #E4427640

**\$470,000**

4 Bedroom, 2.00 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Convenience located in Lynnwood neighbourhood, a beautiful family living home. 1132 sq.ft Bungalow features 3 bedrooms and 1 full washroom on the main floor, 1 bedroom and 1 full washroom in basement. Vinyl floor (2019), Large open-concept kitchen (2019), upgrade some windows (2019). Spacious deck (22 ft x 14 ft) and yard. Double detached garage, driveway parkings and front street parkings. Easy access to 149 Street, close to shopping centers and schools, public transit.

Built in 1957

### Essential Information

MLS® #	E4427640
Price	\$470,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	8406 149 Street
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1B4

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Rear Drive Access, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **School Information**

Elementary	Lynnwood School
Middle	Parkview School

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	35
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 May 1st, 2025 at 6:02pm MDT