

## \$469,900 - 8602 158 Street, Edmonton

MLS® #E4454472

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome to this beautifully upgraded bungalow in the highly sought-after community of Lynnwood. Situated on a oversized 0.2 acre pie shaped, fully landscaped lot, this home offers numerous updates inside and out. The main floor features three spacious bedrooms, including a large primary, along with stylish vinyl plank flooring throughout. Enjoy peace of mind with triple-pane windows, a newer roof, high-efficiency furnace, and hot water on demand. The fully finished basement includes an additional bedroom and a huge recreation room providing plenty of space for family or guests. Nestled on a quiet street, this home combines modern upgrades with a prime location—ready for you to move in and enjoy! Priced \$40,000 under appraised value.

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454472  |
| Price          | \$469,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,045     |
| Acres          | 0.00      |
| Year Built     | 1960      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8602 158 Street |
| Area        | Edmonton        |
| Subdivision | Lynnwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2C4         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck                               |
| Parking Spaces | 3                                  |
| Parking        | RV Parking, Single Garage Detached |

### **Interior**

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 2                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### **Exterior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                            |
| Exterior Features | Back Lane, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                      |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Lynnwood School     |
| Middle     | Parkview School     |
| High       | Jasper Place School |

**Additional Information**

Date Listed            August 22nd, 2025  
Days on Market      69  
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 October 30th, 2025 at 9:17am MDT