

# \$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 10:32am MDT