



Edmonton **22 Lynnwood** **LP:** \$409,900
8003 156 ST NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4104007
Style:	Bungalow	Bdrms Above:	3
Year Built:	1963	Bdrms Total:	4
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,302.44	Tot A.G. SqM:	121.00

Only 1 block away from the ravine! Fully RENOVATED KITCHEN WITH QUARTZ COUNTERTOPS, GRANITE SINK, \$6600 on stainless steel appliances. This house has a warm feel and has been meticulously cared for. The SOLID WALNUT FLOORS AND ITALIAN NON-SLIP STONE are absolutely beautiful. The FIREPLACE and SEPARATE DINING ROOM complete the OPEN CONCEPT MAIN FLOOR living area perfectly. WINDOWS UPGRADED, new 40 YEAR SHINGLES INSTALLED JULY 2017. LARGE MASTER BEDROOM with great walk in closet. The downstairs has a huge tv/rec room, a large bedroom with an office nook, and oversized closet. The hobby room is a huge bonus. Enjoy TONS OF EXTRA STORAGE IN THIS HOUSE. The BACK YARD /COURT YARD IS AMAZING with tons of flowering perennials, small pond, sitting area and green house. AMAZING PRIVACY, the perfect escape or place to entertain your friends. The Single Oversized garage is large and the covered carport is the perfect complement. AMAZING SCHOOLS INCLUDING GERMAN BILINGUAL. The 5 car parking is truly a luxury too!!

Directions:

Virtual Tour: <https://youtu.be/mv-aR-eiI0k>

Brochure: <https://goo.gl/ixDeUR>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	1	1	0	0	Main:		
Ensuite Baths:		1	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:		
Parking:	RV Parking, Single Carport, Single Garage Detached						BIGd:		
Garage Dim:	Prk Encl/Ttl:			/			Total A.G.:	121.00	1,302.44

Living Room:	3.6x6.1	M	Master Bedroom:	4.0x3.4	M
Dining Room:	3.1x2.4	M	Bedroom 2:	3.8x2.7	M
Kitchen:	4.3x2.7	M	Bedroom 3:	3.7x2.7	M
Family Room:			Bedroom 4:	3.4x3.2	L
Den:			Recreation Room	3.4x5.9	L
Bonus Room:					

Flooring:	Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Greenhouse, Patio
Site Influences:	Back Lane, Fenced, Paved Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden		

Goods Included: Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: <http://lynnwood.epsb.ca/> **Jr. High School:** <http://hillcrest.epsb.ca/> **Sr High School:** <http://ainlay.ca/>

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	615.57	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	RF1
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$3,485.00 2016	Local Improve:	\$171		