

## \$799,000 - 8715 160a Avenue, Edmonton

MLS® #E4451718

**\$799,000**

4 Bedroom, 3.50 Bathroom, 3,004 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Right across the lake in the heart of Belle Rive! This impressive 4 bedroom, 3.5 bathroom triple-car garage home offers approximately 3000 square feet; featuring generous living space, including a main-floor den, living & family room, dining room and kitchen. A stunning open-to-above living room floods the space with natural light. Upstairs, you'll find 4 spacious bedrooms and 3 full bathrooms. The primary suite features a walk-in closet and a 4 piece ensuite. The unfinished basement gives you the opportunity to create the space of your dreams!

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451718               |
| Price          | \$799,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,004                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 8715 160a Avenue |
| Area        | Edmonton         |
| Subdivision | Belle Rive       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3K4          |

## Amenities

|               |                                         |
|---------------|-----------------------------------------|
| Amenities     | Air Conditioner, Natural Gas BBQ Hookup |
| Parking       | Triple Garage Attached                  |
| Is Waterfront | Yes                                     |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Stories           | 2                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                     |
| Exterior Features | Landscaped, Public Transportation, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stone, Stucco                                     |
| Foundation        | Concrete Perimeter                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 86               |
| Zoning         | Zone 28          |

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