

## \$369,900 - 8304 157 Avenue, Edmonton

MLS® #E4436335

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Renovated 4 level split residence in the Belle Rive neighborhood boasts OVER 1800 SQFT OF LIVING SPACE. This exceptional home features a host of upgrades, INCLUDING VINYL FLOORING, A HIGH-EFFICIENT FURNACE, NEWER SHINGLES, AND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES AND STUNNING QUARTZ COUNTERTOPS. The generously sized living room is adorned with a charming bay window, while the large primary suite is complete with generous closet space. With two additional well-appointed bedrooms, this home offers 2 updated full bathrooms, an updated half bath and a cozy family room showcasing a wood burning fireplace. The FULLY FINISHED BASEMENT offers a media room and laundry room. This residence is thoughtfully tailored for both relaxation and entertaining. Positioned on an oversized fenced corner lot, this property offers the potential to build a garage and has back alley access to the 2-car parking pad.

Built in 1985

### Essential Information

MLS® # E4436335

Price \$369,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,001
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8304 157 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2P8

### **Amenities**

Amenities	Hot Water Natural Gas
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Cul-De-Sac, Fenced, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	33
Zoning	Zone 28

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 June 16th, 2025 at 1:02pm MDT