

## \$500,000 - 8617 158a Avenue, Edmonton

MLS® #E4451582

**\$500,000**

3 Bedroom, 4.00 Bathroom, 2,382 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

This Belle Rive beauty has never been for sale before! Visit the REALTOR®'s website for more details. This large 2-storey home has dedicated spaces that help a family be comfortable at home. From the double living rooms on the main floor to the oversized bedrooms upstairs, there's a spot for everything & a place for everyone. From the curb appeal of the front porch over looking the expanded driveway this property starts strong & delivers all the way through. There's both an outdoor entertainment space & a 3-season room overlooking the south facing yard with fruit trees. One family improving their home over time is how you end up with a house that feels great & has the extras like Central A/C & a double attached garage. From here, a downtown commute is easy but there are so many amenities nearby that you won't have to leave the area for everything from groceries to restaurants. If you're looking for a well-cared for property in a great north-central Edmonton neighbourhood then this home might be your home

Built in 1995

### Essential Information

MLS® # E4451582

Price \$500,000



Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,382
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8617 158a Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3B7

### Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dishwasher-Portable, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Florence Hallock School
Middle	Florence Hallock School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	2
Zoning	Zone 28

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