

## \$364,900 - 8304 157 Avenue, Edmonton

MLS® #E4451853

**\$364,900**

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® # E4451853

Price \$364,900

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, Oven-Microwave, Refrigerator, Stove-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    | August 8th, 2025 |
| Days on Market | 7                |
| 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 August 14th, 2025 at 10:17pm MDT