

## \$649,900 - 8416 160a Avenue, Edmonton

MLS® #E4448162

**\$649,900**

5 Bedroom, 3.50 Bathroom, 2,394 sqft

Single Family on 0.00 Acres

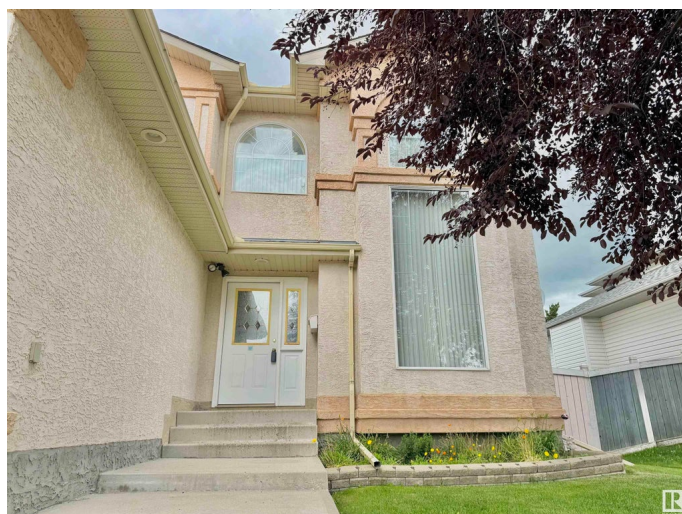
Belle Rive, Edmonton, AB

Discover this beautifully maintained 1999 custom-built 2-storey home in the desirable community of Belle Rive, offering over 3,600 sq.ft. of living space including a fully finished basement and an attached double garage. Situated on an oversized, landscaped lot with underground sprinklers and a spacious backyard deck, it's™ perfect for outdoor living. Inside, you're™ welcomed by soaring 17'™ ceilings and abundant natural light. The main floor features 9'™ ceilings, an open-concept kitchen, two dining areas, two living rooms, a bedroom, and a half bath. Upstairs offers three large bedrooms, including a primary suite with ensuite, a second full bath, and a bonus room overlooking the main floor. The basement adds a huge rec room, fifth bedroom, full bath, laundry, and ample storage. Conveniently located near parks, schools, shopping, and amenities, this is the ideal home for a growing or multi-generational family.

Built in 1999

### Essential Information

MLS® #	E4448162
Price	\$649,900
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,394
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8416 160a Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3K2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Sprinkler Sys-Underground
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	FLORENCE HALLOCK SCHOOL
Middle	FLORENCE HALLOCK SCHOOL
High	QUEEN ELIZABETH SCHOOL

### Additional Information

Date Listed	July 16th, 2025
Days on Market	62
Zoning	Zone 28

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