

## **\$575,000 - 8617 158a Avenue, Edmonton**

MLS® #E4451582

**\$575,000**

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 \$575,000



|                |                        |
|----------------|------------------------|
| 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 | 68               |
| Zoning         | Zone 28          |

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