

# \$349,000 - 8304 157 Avenue, Edmonton

MLS® #E4464354

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,001 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Nestled in the Belle Rive! This fully renovated four-level split offers modern updates, timeless style, and exceptional functionality. Featuring three bedrooms and two-and-a-half bathrooms, this move-in-ready home has been tastefully upgraded from top to bottom. Step inside to a bright, open main floor showcasing a modern kitchen with stainless steel appliances, sleek finishes, and plenty of cabinet space. Enjoy two spacious living areas, perfect for relaxing with family or entertaining guests. The cozy wood-burning fireplace in the lower-level family room adds warmth and charm, while the fully finished basement provides additional living space for a home office, gym, or recreation area. Major updates include a newer furnace, newer shingles, and quality renovations throughout for peace of mind. Set on a corner lot, this property also features a large parking pad that comfortably accommodates two vehicles, plus ample outdoor space to enjoy year-round.

Built in 1985

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464354  |
| Price     | \$349,000 |
| 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 | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, 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 | Corner Lot, Fenced, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |
| Foundation        | Concrete Perimeter                          |

**Additional Information**

Date Listed                November 1st, 2025  
Days on Market        5  
Zoning                    Zone 28

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