

## \$364,900 - 8315 157 Avenue, Edmonton

MLS® #E4431280

**\$364,900**

4 Bedroom, 2.50 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Nestled in Belle Rive, one of north Edmonton most desirable neighborhoods, this charming home is ideal for young families, downsizers, or anyone looking for comfort, convenience, and style. Step inside to discover a space that's been thoughtfully updated from top to bottom, including brand new laminate flooring, plush carpeting, a fully renovated kitchen, fresh paint throughout, and upgraded appliances. Major components like the roof, hot water tank, and furnace have also been recently updated. Upstairs, you'll find three bedrooms, including a spacious primary suite and 4pc bath. The basement offers even more flexibility with an additional bedroom and a 3pc ensuite, perfect for a growing teen, a guest space, or even a home office. The large backyard provides ample parking space, with room for an RV or multiple vehicles. Located in a quiet crescent within walking distance to parks, schools, and shopping, and just minutes from Anthony Henday via 97 or 66 Street, this home truly checks all the boxes.

Built in 1983

### Essential Information

MLS® # E4431280

Price \$364,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,084                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8315 157 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2P9         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, No Animal Home, No Smoking Home |
| Parking   | RV Parking                                                             |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Freestanding                                                                                                                      |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, |

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

### School Information

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
| Middle     | Florence Hallock |
| High       | Queen Elizabeth  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 28          |

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Listing information last updated on April 22nd, 2025 at 6:02am MDT