

## \$634,900 - 8845 160a Avenue, Edmonton

MLS® #E4454755

**\$634,900**

2 Bedroom, 2.50 Bathroom, 1,766 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Exceptional Executive Custom Home in Belle Rive! This unique bungalow with loft welcomes you with a grand foyer and soaring vaulted ceilings. The formal dining room is filled with natural light, while the spacious living room features a gas fireplace and large windows open to the chef's kitchen, complete with island, corner pantry, and abundant storage. A bright breakfast nook leads to the sunroom, perfect for entertaining or relaxing. The landscaped, fully fenced yard offers even more space to enjoy. The main floor includes a primary suite with walk-in closet and ensuite, a second bedroom, and laundry. Upstairs, the loft boasts built-ins, a gas fireplace, and a hidden door to a secret room. Additional highlights: hardwood floors, built-in speakers, oversized heated double garage, a partially finished basement with rec room, half bath (with rough-in for shower/tub), & staircase leading directly to the garage. Steps to Belle Rive Lake, schools, shops, and restaurants!

Built in 2000

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454755  |
| Price     | \$634,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,766                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8845 160a Avenue |
| Area        | Edmonton         |
| Subdivision | Belle Rive       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5K 3K4          |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Patio, Vaulted Ceiling, See Remarks |
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached, Heated      |

### **Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel, Tile Surround, See Remarks                                                                                          |
| Stories           | 1                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                    |

### **Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, See Remarks |

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

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St. Philip/Anne/Florence   |
| Middle     | Cardinal Leger/St. Cecilia |
| High       | O'Leary/Queen Elizabeth    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| 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 27th, 2025 at 2:32pm MDT