# \$369,900 - 8304 157 Avenue, Edmonton

MLS® #E4436335

#### \$369,900

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

Belle Rive, Edmonton, AB

Renovated 4 level split residence in the Belle Rive neighborhood boasts OVER 1800 SQFT OF LIVING SPACE. This exceptional home features a host of upgrades, INCLUDING VINYL FLOORING, A HIGH-EFFICIENT FURNACE, NEWER SHINGLES, AND NEW **KITCHEN WITH STAINLESS STEEL** APPLIANCES AND STUNNING QUARTZ COUNTERTOPS. The generously sized living room is adorned with a charming bay window, while the large primary suite is complete with generous closet space. With two additional well-appointed bedrooms, this home offers 2 updated full bathrooms, an updated half bath and a cozy family room showcasing a wood burning fireplace. The FULLY FINISHED BASEMENT offers a media room and laundry room. This residence is thoughtfully tailored for both relaxation and entertaining. Positioned on an oversized fenced corner lot, this property offers the potential to build a garage and has back alley access to the 2-car parking pad.







Built in 1985

#### **Essential Information**

MLS® #	E4436335
Price	\$369,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,001
Acres	0.00
Year Built	1985
Туре	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	Hot Water Natural Gas
Parking Spaces	2
Parking	Parking Pad Cement/Paved

#### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan,
	Oven-Microwave, Refrigerator, Stove-Countertop 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	0				
Exterior Features	Back Lane,	Corner Lot,	Cul-De-Sac,	Fenced,	Public	Transportation,
	Schools, Shopping Nearby					

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	34
Zoning	Zone 28

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