

## \$319,000 - 19 8403 164 Avenue, Edmonton

MLS® #E4442619

**\$319,000**

3 Bedroom, 3.00 Bathroom, 1,679 sqft  
Condo / Townhouse on 0.00 Acres

Belle Rive, Edmonton, AB

A must-see In Belle Rive. This spacious two-storey townhouse with WALK-OUT basement offers nearly 2,000 sq. ft. of total living space, wrapped in a timeless brick exterior for lasting curb appeal. Complemented by 3 Balconies. Inside, you'll find three bedrooms upstairs, including a generous primary suite, perfect for family living. The bright main floor features open-concept living and dining areas, while the fully finished walk-out basement adds valuable space with a cozy family room and access to your private outdoor area. A double-attached garage adds everyday convenience. This home has received numerous updates in recent years that include a 2-stage furnace(2024), Garage opener (2022), Tankless Hot water. This home offers easy access to highways, commute is a breeze. You'll love the convenience of being just minutes from shopping, schools, and everyday amenities, all while enjoying the tranquility of nearby parks and green spaces. A perfect balance of accessibility and neighborhood charm!

Built in 2004

### Essential Information

MLS® #	E4442619
Price	\$319,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,679
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	19 8403 164 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y2

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, Walkout Basement, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, 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, Brick
Exterior Features	Landscaped, Playground Nearby, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Florence Hallock
Middle	Florence Hallock
High	Queen Elizabeth, OLeary

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 28
Condo Fee	\$394

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