

## \$380,000 - 8336 159 Avenue, Edmonton

MLS® #E4443834

**\$380,000**

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Tucked away on a quiet cul-de-sac, this 4-level split blends comfort and style, just minutes from a park and school. Step inside and youâ€™ll appreciate the functional layout. The main floor features a spacious living area with vaulted ceilings, sleek granite kitchen countertops, and striking open-to-below glass accents. Upstairs, youâ€™ll find a generous bonus room, two well-appointed bedrooms, and a full bath, offering plenty of space for the whole family. The lower level provides a cozy retreat with a third bedroom, a second bathroom, and a large family room complete with a fireplaceâ€”perfect for relaxing on chilly evenings. This home comes with numerous recent upgrades, including a new roof (2019), hot water tank, and high-efficiency furnace (2019). A double detached garage adds extra storage and parking convenience. With so much to offer, this wonderful family home is ready to welcome its next owners.

Built in 1997

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443834  |
| Price      | \$380,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,124                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8336 159 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3C8         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Vaulted Ceiling |
| Parking   | Double Garage Detached             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 28         |

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Listing information last updated on July 2nd, 2025 at 12:02am MDT