

## \$669,000 - 8716 160a Avenue, Edmonton

MLS® #E4441965

**\$669,000**

3 Bedroom, 2.50 Bathroom, 1,744 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Custom built WALKOUT, LAKE BACKING, fully finished, 3 bedrooms + den home w/ over 3300 sq ft of living space. Its not just the upgrades of 10 ft main floor ceilings, exotic Tiger Wood floors, Cambria quartz counter tops & climate controlled wine room, you find in luxury high-end homes that make this property a standout. It is the custom enhancements you feel that makes this home a true one of a kind. Owner spared no expenses installing solar panels, INFLOOR HEATING IN GARAGE w/hot & cold water taps, infloor heating in basement, hot water on demand w/recirculation for true instant hot water, no more waiting for hot water to come through the pipes., central AC, water softener & electronic air filter w/ UV light. Other upgrades include low maintenance artificial grass. shingles (2020), fresh paint throughout, some new windows, basement exterior door & all appliances (2 to 4 years) including Bosch dishwasher. Thousands of dollars spent on custom upgrades. Location & luxury. This property has it all!

Built in 1999

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4441965  |
| Price  | \$669,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,744                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8716 160a Avenue |
| Area        | Edmonton         |
| Subdivision | Belle Rive       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3K4          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Hot Water Instant, No Smoking Home, Patio |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated  |
| Is Waterfront  | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas, Water   |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent  |
| Stories           | 2  |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, Treed Lot, View Lake |
|-------------------|---|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |              |
|--------------|--------------|
| Construction | Wood, Stucco |
|--------------|--------------|

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

## School Information

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
|------------|------------------|

|        |                  |
|--------|------------------|
| Middle | Florence Hallock |
|--------|------------------|

|      |                         |
|------|-------------------------|
| High | Queen Elizabeth, OLeary |
|------|-------------------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 4 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 28 |
|--------|---------|

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Listing information last updated on June 16th, 2025 at 8:47am MDT