

## \$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	14
Zoning	Zone 28

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