

## \$558,000 - 8627 159a Avenue, Edmonton

MLS® #E4443419

**\$558,000**

5 Bedroom, 3.00 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Bright & clean 3 bedroom Bi-level with fully finished basement located in popular Belle Rive neighbourhood. Original owner. No pet & non smoker. Vaulted ceiling at foyer. Ceramic tiled flooring at front, bathrooms & kitchen. Sunny living room w/ large windows flooded w/natural light. Cozy family room w/ gas fireplace. Dining room w/ bay windows. Open kitchen w/ oak cabinets, ceramic tiled back splash, gas stove & patio door to large sundeck w/ newer vinyl waterproof flooring (2023). Main floor features 3 spacious bedrooms & 4 pcs bath. Primary bedroom w/ 2 closets and 4 pcs ensuite w/ jacuzzi. Basement fully finished w/ huge family room, recreation room, 2 bedrooms & 3 pcs bath. All windows in basement w/ security bars. Other outstanding features including newer shingles, newer hot water tank, central air conditioning, heated and oversized garage, cement patio at rear & extra wide driveway w/ more parking spaces. Great location. Close to schools, lakes, park, bus and shops. Excellent family home.

Built in 1998

### Essential Information

MLS® # E4443419

Price \$558,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,726
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8627 159a Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3E8

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Patio, Security Window Bars
Parking Spaces	3
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	16 x 34 m
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	15
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 8:02am MDT