

## **\$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        | 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 | 2               |
| 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 June 22nd, 2025 at 1:47pm MDT