

## \$400,000 - 8335 159 Avenue, Edmonton

MLS® #E4452815

**\$400,000**

4 Bedroom, 1.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

This home has seen so many major upgrades - a BRAND NEW 22x24 garage with 10 foot ceilings, new shingles, central AC, new windows + doors, and an updated kitchen. Walking in, you'll see the spacious living room and flex space. Next to that is the updated kitchen with new counters, stainless appliances, a corner pantry, and a centre island. There is also a half bath and access to the backyard on this level. Upstairs you'll find the primary suite, as well as 2 more bedrooms and a full bathroom. The basement is partly finished with a 4th bedroom, laundry, and storage. Located in a cul-de-sac near a park, this home is a MUST SEE !

Built in 1997

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452815      |
| Price          | \$400,000     |
| Bedrooms       | 4             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,473         |
| Acres          | 0.00          |
| Year Built     | 1997          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8335 159 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3C8         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                    |

### Interior

|              |                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, 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      | 2                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                   |
| Basement     | Full, Partially Finished                                                                                                                                              |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 28           |

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Listing information last updated on September 3rd, 2025 at 10:17pm MDT