

## \$319,900 - 8410 156 Avenue, Edmonton

MLS® #E4432012

**\$319,900**

3 Bedroom, 1.50 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Great starter home for the first time buyer family! Cute 4 level split home is developed on three levels. Front living room with large southeast facing bay windows. Open style kitchen with a center island and dinette area. Upper level with a large primary bedroom plus 2nd bedroom along with the 4 piece bathroom/ensuite access. Third level features a large family room with a wood burning fireplace, a 3rd bedroom and a 2-piece bathroom. Basement is partially finished as a recreation space with a pool table (included) and padded flooring for your comfort. Tons of storage space. Laundry area in lower level as well. The yard is fully fenced and there is 2 parking stalls out back. Freshly painted inside. Furnace and HWT both new in 2019. Future potential for a detached garage with alley access. This property is a great option for any first time home buyer who wants no condo fees!

Built in 1986

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432012  |
| Price      | \$319,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8410 156 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2N7         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls                |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 3                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Partially Finished                                                                                                |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Metal, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | FLORENCE HALL./ST PHILLIP  |
| Middle     | FLORENCE HALL./CARDINL LEG |
| High       | QUEEN ELIZ./ARCH O'LEARY   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 28          |

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