

# \$499,900 - 8828 166 Avenue, Edmonton

MLS® #E4440979

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,641 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

2-storey Belle Rive home w/3 beds up. Built by Montorio homes. Steps to the lake. 2 blocks to Florence Hallock K-9 school. Functional floor plan & large entry. Upgraded appliances including dual oven plus washer (which has hand-washing feature) & dryer in the main floor laundry room. Newer laminate flooring throughout. Genuine maple wood kitchen cabinets have been repainted. Great room w/electric fireplace. Primary bedroom has walk-in closet & accommodates King suite. Primary bath has separate water closet & corner soaker tub. FULLY FINISHED basement offers 2-piece bath & huge rec room. 8.5 ceilings on the main & basement gives an open & bright feel. Extra storage under basement stairs. Garage is insulated w/vapour barrier. Backyard is fully fenced, has large deck & comes w/gazebo & cover. Lot is 4500 sq ft. Taxes in 2024 were \$4,247.54. TONS of parking adjacent to home, as well as a grassy area to play. New shingles in 2018. Brand new humidifier. Sump pump has sensor & alarm. 9 blocks to Namao Centre.



8828 166 Ave

- 1640.96 SQ FT
- 3 BEDROOMS/2.5 BATH
- FULLY FINISHED BASEMENT WITH WET BAR & 2PC BATH
- 8.5' CEILINGS MAIN & BASEMENT
- STEPS TO THE LAKE
- 2 BLOCKS TO FLORENCE HALLOCK SCHOOL: K-9/KINDERGARTEN TO GRADE 9 THAT OFFERS THE REGULAR PROGRAM AS WELL AS FRENCH AS A SECOND LANGUAGE IN GRADES 4-9. RESIDENT STUDENTS WHO LIVE IN THE ATTENDANCE AREA AND SIBLINGS OF CURRENT STUDENTS RETURNING TO THE SCHOOL CAN ENROLL
- SPACIOUS FOYER & OPEN CONCEPT MAIN FLOOR
- NEWER LAMINATE FLOORING THROUGHOUT MAIN
- MAPLE CABINETS (FRESHLY REPAINTED) & DUAL OVEN
- MAIN FLOOR LAUNDRY WITH WASHER (HAND-WASH SETTING) & DRYER
- HOT WATER TANK REPLACED IN 2015
- PRIMARY FITS KING, HAS WALK-IN CLOSET, SOAKER TUB & PRIVATE WATER CLOSET
- FURNACE AGE 2004
- INSULATED GARAGE WITH VAPOUR BARRIER
- LARGE FENCED YARD WITH DECK & GAZEBO (COVER INCLUDED)
- NEW SHINGLES (2018), NEW HUMIDIFIER, SUMP PUMP WITH ALARM
- 4500 SQ FT LOT WITH EXTRA PARKING & ADJACENT GREEN SPACE
- TAXES \$4,247.54 IN 2024

A smaller version of the exterior view of the house, showing the front facade and the lawn.

Built in 2004

## Essential Information

MLS® #                    E4440979  
Price                     \$499,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,641
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8828 166 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W8

### Amenities

Amenities	Deck, Front Porch, Gazebo, Wet Bar
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	F Hallock, St Anne
Middle	F Hallock, Cardinal Leger
High	Queen E, Arch O'Leary

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	Zone 28



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Listing information last updated on June 15th, 2025 at 8:17pm MDT