

\$364,900 - 8304 157 Avenue, Edmonton

MLS® #E4451853

\$364,900

3 Bedroom, 2.50 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Renovated 4 level split residence in the Belle Rive neighborhood boasts OVER 1800 SQFT OF LIVING SPACE. This exceptional home features a host of upgrades, INCLUDING VINYL FLOORING, A HIGH-EFFICIENT FURNACE, NEWER SHINGLES, AND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES AND STUNNING QUARTZ COUNTERTOPS. The generously sized living room is adorned with a charming bay window, while the large primary suite is complete with generous closet space. With two additional well-appointed bedrooms, this home offers 2 updated full bathrooms, an updated half bath and a cozy family room showcasing a wood burning fireplace. The FULLY FINISHED BASEMENT offers a media room and laundry room. This residence is thoughtfully tailored for both relaxation and entertaining. Positioned on an oversized fenced corner lot, this property offers the potential to build a garage and has back alley access to the 2-car parking pad.

Built in 1985

Essential Information

MLS® # E4451853

Price \$364,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,001
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	8304 157 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2P8

Amenities

Amenities	Hot Water Natural Gas
Parking Spaces	2
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Cul-De-Sac, Fenced, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	69
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 October 16th, 2025 at 7:17am MDT