

# **\$669,888 - 8724 163 Avenue, Edmonton**

MLS® #E4422367

**\$669,888**

6 Bedroom, 3.50 Bathroom, 2,155 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

RIGHT ACROSS THE LAKE!! This massive 6 bedroom, 4 bath stunning home with tons of upgrades, in the prestigious neighborhood of Belle Rive is sure to check all your boxes!! With just under 3500 square feet of living space there is something for everyone! Walking in you'll immediately be memorized by the venetian columns lining the formal dining room and great room with beautiful casement windows, offering tons of natural light,Â also gives you access to the deck and gorgeous backyard that is ready for all your outdoor entertaining!! Around the corner is where you will find a stunning chefs kitchen with granite countertops andÂ stainless steel appliances!! The second dining area, large family room w fireplace , bedroom, and 2 pce finish it off.Â Walking up the grand staircase to the upper level leads you to the primary that offers a 5 piece ensuite and 2 large additional bedrooms!! The newly finished basement features a rec room, game area, 2 more large bedrooms and 3 pce wshrm!!

Built in 2001

## **Essential Information**

MLS® # E4422367

Price \$669,888

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,155                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8724 163 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3K5         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, No Animal Home, No Smoking Home, R.V. Storage |
| Parking Spaces | 6   |
| Parking        | Double Garage Attached, RV Parking                  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Playground |

|              |  |
|--------------|--|
|              | Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof         | Clay Tile  |
| Construction | Wood, Stucco   |
| Foundation   | Concrete Perimeter                                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 58                  |
| 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 April 19th, 2025 at 11:47pm MDT