

\$669,000 - 8716 160a Avenue, Edmonton

MLS® #E4441965

\$669,000

3 Bedroom, 2.50 Bathroom, 1,744 sqft
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Custom built WALKOUT, LAKE BACKING, fully finished, 3 bedrooms + den home w/ over 3300 sq ft of living space. Its not just the upgrades of 10 ft main floor ceilings, exotic Tiger Wood floors, Cambria quartz counter tops & climate controlled wine room, you find in luxury high-end homes that make this property a standout. It is the custom enhancements you feel that makes this home a true one of a kind. Owner spared no expenses installing solar panels, INFLOOR HEATING IN GARAGE w/hot & cold water taps, infloor heating in basement, hot water on demand w/recirculation for true instant hot water, no more waiting for hot water to come through the pipes., central AC, water softener & electronic air filter w/ UV light. Other upgrades include low maintenance artificial grass. shingles (2020), fresh paint throughout, some new windows, basement exterior door & all appliances (2 to 4 years) including Bosch dishwasher. Thousands of dollars spent on custom upgrades. Location & luxury. This property has it all!

Built in 1999

Essential Information

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|--------|-----------|
| MLS® # | E4441965 |
| Price | \$669,000 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,744 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

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|-------------|------------------|
| Address | 8716 160a Avenue |
| Area | Edmonton |
| Subdivision | Belle Rive |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 3K4 |

Amenities

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|----------------|---|
| Amenities | On Street Parking, Air Conditioner, Hot Water Instant, No Smoking Home, Patio |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated |
| Is Waterfront | Yes |

Interior

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|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas, Water |
| Fireplace | Yes |
| Fireplaces | Direct Vent |
| Stories | 2 |
| Has Basement | Yes |

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| Basement | Full, Finished |
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Exterior

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|----------|--------------|
| Exterior | Wood, Stucco |
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| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, Treed Lot, View Lake |
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| Roof | Asphalt Shingles |
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| Construction | Wood, Stucco |
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| Foundation | Slab |
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School Information

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| Elementary | Florence Hallock |
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| Middle | Florence Hallock |
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|------|-------------------------|
| High | Queen Elizabeth, OLeary |
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Additional Information

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| Date Listed | June 12th, 2025 |
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|----------------|---|
| Days on Market | 4 |
|----------------|---|

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| Zoning | Zone 28 |
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Listing information last updated on June 16th, 2025 at 9:32am MDT