

\$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 photograph of the house, showing the same two-story structure with a light-colored exterior and a dark roof.

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 | 10 |
| Zoning | Zone 28 |



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