

\$634,900 - 8845 160a Avenue, Edmonton

MLS® #E4454755

\$634,900

2 Bedroom, 2.50 Bathroom, 1,766 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Exceptional Executive Custom Home in Belle Rive! This unique bungalow with loft welcomes you with a grand foyer and soaring vaulted ceilings. The formal dining room is filled with natural light, while the spacious living room features a gas fireplace and large windows open to the chef's kitchen, complete with island, corner pantry, and abundant storage. A bright breakfast nook leads to the sunroom, perfect for entertaining or relaxing. The landscaped, fully fenced yard offers even more space to enjoy. The main floor includes a primary suite with walk-in closet and ensuite, a second bedroom, and laundry. Upstairs, the loft boasts built-ins, a gas fireplace, and a hidden door to a secret room. Additional highlights: hardwood floors, built-in speakers, oversized heated double garage, a partially finished basement with rec room, half bath (with rough-in for shower/tub), & staircase leading directly to the garage. Steps to Belle Rive Lake, schools, shops, and restaurants!

Built in 2000

Essential Information

MLS® #	E4454755
Price	\$634,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,766
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	8845 160a Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 3K4

Amenities

Amenities	Patio, Vaulted Ceiling, See Remarks
Parking Spaces	5
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround, See Remarks
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	St. Philip/Anne/Florence
Middle	Cardinal Leger/St. Cecilia
High	O'Leary/Queen Elizabeth

Additional Information

Date Listed	August 26th, 2025
Zoning	Zone 28

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