

# **\$364,900 - 8315 157 Avenue, Edmonton**

MLS® #E4431280

**\$364,900**

4 Bedroom, 2.50 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Nestled in Belle Rive, one of north Edmonton most desirable neighborhoods, this charming home is ideal for young families, downsizers, or anyone looking for comfort, convenience, and style. Step inside to discover a space that's been thoughtfully updated from top to bottom, including brand new laminate flooring, plush carpeting, a fully renovated kitchen, fresh paint throughout, and upgraded appliances. Major components like the roof, hot water tank, and furnace have also been recently updated. Upstairs, you'll find three bedrooms, including a spacious primary suite and 4pc bath. The basement offers even more flexibility with an additional bedroom and a 3pc ensuite, perfect for a growing teen, a guest space, or even a home office. The large backyard provides ample parking space, with room for an RV or multiple vehicles. Located in a quiet crescent within walking distance to parks, schools, and shopping, and just minutes from Anthony Henday via 97 or 66 Street, this home truly checks all the boxes.

Built in 1983

## **Essential Information**

MLS® # E4431280

Price \$364,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,084
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8315 157 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2P9

### Amenities

Amenities	Off Street Parking, Closet Organizers, No Animal Home, No Smoking Home
Parking	RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby,

Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Florence Hallock
Middle	Florence Hallock
High	Queen Elizabeth

### Additional Information

Date Listed	April 17th, 2025
Days on Market	15
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 May 2nd, 2025 at 9:47am MDT