

## \$649,900 - 8416 160a Avenue, Edmonton

MLS® #E4448162

**\$649,900**

5 Bedroom, 3.50 Bathroom, 2,394 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Discover this beautifully maintained 1999 custom-built 2-storey home in the desirable community of Belle Rive, offering over 3,600 sq.ft. of living space including a fully finished basement and an attached double garage. Situated on an oversized, landscaped lot with underground sprinklers and a spacious backyard deck, it's™ perfect for outdoor living. Inside, you're™ welcomed by soaring 17'™ ceilings and abundant natural light. The main floor features 9'™ ceilings, an open-concept kitchen, two dining areas, two living rooms, a bedroom, and a half bath. Upstairs offers three large bedrooms, including a primary suite with ensuite, a second full bath, and a bonus room overlooking the main floor. The basement adds a huge rec room, fifth bedroom, full bath, laundry, and ample storage. Conveniently located near parks, schools, shopping, and amenities, this is the ideal home for a growing or multi-generational family.

Built in 1999

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448162  |
| Price     | \$649,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,394                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8416 160a Avenue |
| Area        | Edmonton         |
| Subdivision | Belle Rive       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3K2          |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Sprinkler Sys-Underground |
| Parking   | Double Garage Attached                                                                                                  |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Glass Door                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | FLORENCE HALLOCK SCHOOL |
| Middle     | FLORENCE HALLOCK SCHOOL |
| High       | QUEEN ELIZABETH SCHOOL  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 92              |
| Zoning         | Zone 28         |

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Listing information last updated on October 16th, 2025 at 6:02pm MDT