

\$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

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

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

Amenities

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

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

Basement	Full, Finished
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Exterior

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

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

Date Listed	June 12th, 2025
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Days on Market	5
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Zoning	Zone 28
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Listing information last updated on June 16th, 2025 at 10:02pm MDT