

## \$604,702 - 8720 163 Avenue, Edmonton

MLS® #E4451079

### \$604,702

5 Bedroom, 3.50 Bathroom, 2,025 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

BACKING ONTO GREENSPACE!....OVER 3000 SQ FT LIVING SPACE!...FULLY RENOVATED A FEW YRS AGO!...5 BEDROOMS/4 BATHS....QUIET CUL DE SAC LOCATION! On one of the largest lots in Belle Rive - prepare to just move in and enjoy! Walk into the grand foyer with open to above 18ft ceilings. Great size kitchen has quartz counter tops, SS appliances, peninsula island and great size eating area, open concept to cozy family room. Three bedrooms up, with primary having a 5 pce ensuite including a jacuzzi tub. Fully finished basement boasts two more bedrooms, bathroom and recreation/family room. The spacious yard backs out onto a quiet walking path, large maintenance free composite deck, gas line for bbq, and storage shed. Close to all amenities! This gorgeously kept home has everything you need including newer 50 yr shingles, counter tops, flooring & more. ~!WELCOME HOME!~

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451079  |
| Price      | \$604,702 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,025                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8720 163 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 3K5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                     |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 2nd, 2025

Days on Market                78

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 October 19th, 2025 at 9:17am MDT