

## \$319,900 - 8410 156 Avenue, Edmonton

MLS® #E4432012

**\$319,900**

3 Bedroom, 1.50 Bathroom, 1,001 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Great starter home for the first time buyer family! Cute 4 level split home is developed on three levels. Front living room with large southeast facing bay windows. Open style kitchen with a center island and dinette area. Upper level with a large primary bedroom plus 2nd bedroom along with the 4 piece bathroom/ensuite access. Third level features a large family room with a wood burning fireplace, a 3rd bedroom and a 2-piece bathroom. Basement is partially finished as a recreation space with a pool table (included) and padded flooring for your comfort. Tons of storage space. Laundry area in lower level as well. The yard is fully fenced and there is 2 parking stalls out back. Freshly painted inside. Furnace and HWT both new in 2019. Future potential for a detached garage with alley access. This property is a great option for any first time home buyer who wants no condo fees!

Built in 1986

### Essential Information

MLS® #	E4432012
Price	\$319,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,001
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8410 156 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2N7

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Metal, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	FLORENCE HALL./ST PHILLIP
Middle	FLORENCE HALL./CARDINL LEG
High	QUEEN ELIZ./ARCH O'LEARY

### **Additional Information**

Date Listed            April 22nd, 2025

Days on Market      9

Zoning                Zone 28

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