

# \$779,555 - 8712 160a Avenue, Edmonton

MLS® #E4452904

**\$779,555**

5 Bedroom, 3.00 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Experience luxury living in this fully finished custom-built 5-BDRM WALK-OUT Bi-Level (minimal stairs), perfectly positioned backing onto a serene pond & walking trail. Enjoy breathtaking views from your living & dining areas, with a walkout balcony ideal for entertaining. Recent updates include Furnace & Central A/C (2024), Shingles/Roof & HWT (2022), plus fresh paint & carpet (2025) & Pex Plumbing. The oversized heated garage with a massive parking pad easily fits multiple vehicles, trailers, or an oversized truck. Inside, beautiful open-to-above ceilings lead to a stunning open-concept layout with a chef's kitchen featuring marble counters & newer s/s appliances. Above grade, you have 3 spacious bedrooms & 2 full baths, with the primary bedroom that accommodates a king-size bed, 2 nightstands + a dresser, & a full ensuite bath; the bright walkout basement offers a SEPARATE ENTRANCE, 2 more large beds, FP, & a 3rd full bath. A few mins to schools, trails, shopping, & public transit, this is THE ONE!

Built in 1999

## Essential Information

MLS® # E4452904

Price \$779,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,366                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8712 160a Avenue |
| Area        | Edmonton         |
| Subdivision | Belle Rive       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3K4          |

### Amenities

|               |                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Vaulted Ceiling, Walkout Basement |
| Parking       | Double Garage Attached, Over Sized                                                                                                      |
| Is Waterfront | Yes                                                                                                                                     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Granite Surround                                                           |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stone, Stucco                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                             |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Florence Hallock School |
| Middle     | Florence Hallock School |
| High       | Queen Elizabeth School  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 28           |

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Listing information last updated on August 21st, 2025 at 9:48pm MDT