

\$364,900 - 8309 156 Avenue, Edmonton

MLS® #E4425225

\$364,900

3 Bedroom, 1.50 Bathroom, 1,012 sqft
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

This well maintained 3-bedroom, 1.5-bathroom, 1011 sq ft gem is located in the desirable Belle Rive neighborhood. This 4-level split boasts a sun-drenched south-facing backyard, ideal for outdoor relaxation. The entrance welcomes you with abundant natural light streaming in, illuminating the sophisticated interior. The kitchen showcases stainless-steel appliances, a practical pantry, and seamlessly flows into the charming dining area. The upper level offers two spacious bedrooms and an updated main bath featuring a stand-up shower and soaker tub, setting the tone for spa-like comfort. The lower level offers a family room, large bedroom, a half bath and Revel in the warmth of the crackling wood fireplace, creating a cozy ambiance for cooler evenings. The basement offers plenty of storage or could be turned into a gym or movie theater! Situated close to schools and shopping, this is a great location for you and your family!

Built in 1985

Essential Information

MLS® #	E4425225
Price	\$364,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,012
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	8309 156 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2R3

Amenities

Amenities	Deck, Hot Water Natural Gas, No Smoking Home
Parking Spaces	2
Parking	Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 12th, 2025

Days on Market 2

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 March 14th, 2025 at 4:02am MDT