

## \$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      1

Zoning                 Zone 28

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Listing information last updated on March 13th, 2025 at 5:47am MDT