

## \$399,500 - 8337 156 Avenue, Edmonton

MLS® #E4437227

**\$399,500**

3 Bedroom, 1.50 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

This charming and beautifully upgraded family home is sure to impress! Recent improvements include a brand new roof, newer windows, a stylish kitchen with granite countertops, and fully renovated bathrooms. The finished basement offers a spacious flex rec room—perfect for entertaining or relaxing. Enjoy the bright and open kitchen, filled with natural light from the large bay window. Upstairs, you™ll find three comfortable bedrooms and a full bath. Step outside to the expansive backyard, ideal for young families, with mature trees and plenty of space for kids to play. Conveniently located near major commuter routes, schools, and shopping, this move-in-ready home is waiting for its next loving owners!

Built in 1985

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437227  |
| Price          | \$399,500 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,101     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1985                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8337 156 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2R5         |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | No Smoking Home |
| Parking   | Stall           |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 3                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 177            |
| Zoning         | Zone 28        |

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