

## \$669,000 - 8716 160a Avenue, Edmonton

MLS® #E4441965

**\$669,000**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Custom built WALKOUT, LAKE BACKING, fully finished, 3 bedrooms + den home w/ over 3300 sq ft of living space. Its not just the upgrades of 10 ft main floor ceilings, exotic Tiger Wood floors, Cambria quartz counter tops & climate controlled wine room, you find in luxury high-end homes that make this property a standout. It is the custom enhancements you feel that makes this home a true one of a kind. Owner spared no expenses installing solar panels, INFLOOR HEATING IN GARAGE w/hot & cold water taps, infloor heating in basement, hot water on demand w/recirculation for true instant hot water, no more waiting for hot water to come through the pipes., central AC, water softener & electronic air filter w/ UV light. Other upgrades include low maintenance artificial grass. shingles (2020), fresh paint throughout, some new windows, basement exterior door & all appliances (2 to 4 years) including Bosch dishwasher. Thousands of dollars spent on custom upgrades. Location & luxury. This property has it all!

Built in 1999

### Essential Information

MLS® # E4441965

Price \$669,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8716 160a Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3K4

### Amenities

Amenities	On Street Parking, Air Conditioner, Hot Water Instant, No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Attached, Heated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes

Basement	Full, Finished
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## Exterior

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Lake, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, Treed Lot, View Lake
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Roof	Asphalt Shingles
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Construction	Wood, Stucco
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Foundation	Slab
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## School Information

Elementary	Florence Hallock
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Middle	Florence Hallock
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High	Queen Elizabeth, OLeary
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## Additional Information

Date Listed	June 12th, 2025
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Days on Market	3
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Zoning	Zone 28
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Listing information last updated on June 15th, 2025 at 6:47am MDT