

\$799,900 - 8819 163 Avenue, Edmonton

MLS® #E4442071

\$799,900

4 Bedroom, 2.50 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Welcome to this spectacular Homexx-built walk-out bungalow, perfectly positioned to take full advantage of serene pond views & natural surroundings. Nestled in one of Belle Rive's most sought-after locations, this meticulously maintained home offers the perfect blend of comfort, & functionality. Featuring 2+2 spacious bedrooms & den, this home is ideal for families or those seeking versatile living space. Basement offers perfect dual entertaining space & 9ft ceilings. Shared 4pc bath & 2 large bedrooms. The triple car garage provides ample room for vehicles, storage, & more. Step inside & be immediately captivated by the abundance of south-facing windows that bathe the home in natural light & showcase stunning outdoor serenity. Built & lovingly cared for by original owners, this home boasts numerous updates, including newer roof, new furnaces, & new hot water tank, ensuring peace of mind for years to come. Donâ€™t miss this rare opportunity to own in a dream location with unbeatable views & timeless design.



Built in 2002

Essential Information

MLS® # E4442071

Price \$799,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8819 163 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3M3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Vaulted Ceiling, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	1

Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco
Exterior Features Backs Onto Lake, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof Asphalt Shingles
Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed June 12th, 2025
Days on Market 2
Zoning Zone 28

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