

## \$559,900 - 8515 157 Avenue, Edmonton

MLS® #E4450018

**\$559,900**

5 Bedroom, 3.50 Bathroom, 1,897 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

**GORGEOUS CUSTOM HOME!** Nestled in an exclusive cul-de-sac, this stunning home offers refined living at its finest. The grand 17-foot entry sets the tone for this bright and airy home, with oversized windows flooding the space with natural light. Boasting 5 bedrooms and 3.5 baths, the open-concept main floor features a chef's kitchen with quality appliances and abundant counter space, perfect for entertaining. The inviting living room flows into the elegant dining area with French doors opening to a private, south-facing patio and a beautifully landscaped backyard with a charming gazebo. The family room, complete with a cozy fireplace, is perfect for gatherings. Upstairs, the spacious primary suite offers a luxurious ensuite and spacious walk-in closet, along with 3 additional generously sized bedrooms. A fully developed basement offers a 5th bedroom, second family room, and full bath. Located within walking distance to serene lakes and parks—this is more than a home; it's a lifestyle.

Built in 1997

### Essential Information

MLS® # E4450018

Price \$559,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,897                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8515 157 Avenue |
| Area        | Edmonton        |
| Subdivision | Belle Rive      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3B3         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Patio, See Remarks |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached                    |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Glass Door, Mantel, See Remarks                                                                                                |
| Stories           | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                             |
| Construction | Wood, Stucco                                                 |
| Foundation   | Concrete Perimeter                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 28         |

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