

# \$639,702 - 8720 163 Avenue, Edmonton

MLS® #E4433548

**\$639,702**

5 Bedroom, 3.50 Bathroom, 2,025 sqft

Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

BACKING ONTO GREENSPACE!....OVER 3000 SQ FT LIVING SPACE!...FULLY RENOVATED A FEW YRS AGO!...5 BEDROOMS/4 BATHS....QUIET CUL DE SAC LOCATION! On one of the largest lots in Belle Rive - prepare to just move in and enjoy! Walk into the grand foyer with open to above 18ft ceilings. Great size kitchen has quartz counter tops, SS appliances, peninsula island and great size eating area, open concept to cozy family room. Three bedrooms up, with primary having a 5 pce ensuite including a jacuzzi tub. Fully finished basement boasts two more bedrooms, bathroom and recreation/family room. The spacious yard backs out onto a quiet walking path, large maintenance free composite deck, gas line for bbq, and storage shed. Close to all amenities! This gorgeously kept home has everything you need including newer 50 yr shingles, counter tops, flooring & more. ~!WELCOME HOME!~

Built in 2001

## Essential Information

MLS® #	E4433548
Price	\$639,702
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,025
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8720 163 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3K5

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025

Days on Market                89

Zoning                            Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 3:03pm MDT