

# \$779,555 - 8712 160a Avenue, Edmonton

MLS® #E4452904

**\$779,555**

5 Bedroom, 3.00 Bathroom, 1,366 sqft  
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

Experience luxury living in this fully finished custom-built 5-BDRM WALK-OUT Bi-Level (minimal stairs), perfectly positioned backing onto a serene pond & walking trail. Enjoy breathtaking views from your living & dining areas, with a walkout balcony ideal for entertaining. Recent updates include Furnace & Central A/C (2024), Shingles/Roof & HWT (2022), plus fresh paint & carpet (2025) & Pex Plumbing. The oversized heated garage with a massive parking pad easily fits multiple vehicles, trailers, or an oversized truck. Inside, beautiful open-to-above ceilings lead to a stunning open-concept layout with a chef's kitchen featuring marble counters & newer s/s appliances. Above grade, you have 3 spacious bedrooms & 2 full baths, with the primary bedroom that accommodates a king-size bed, 2 nightstands + a dresser, & a full ensuite bath; the bright walkout basement offers a SEPARATE ENTRANCE, 2 more large beds, FP, & a 3rd full bath. A few mins to schools, trails, shopping, & public transit, this is THE ONE!

Built in 1999

## Essential Information

MLS® #	E4452904
Price	\$779,555



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8712 160a Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3K4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Over Sized
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Florence Hallock School
Middle	Florence Hallock School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	3
Zoning	Zone 28

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Listing information last updated on August 17th, 2025 at 2:32am MDT