

## **\$799,900 - 8819 163 Avenue, Edmonton**

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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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