

\$539,900 - 8828 166 Avenue, Edmonton

MLS® #E4440979

\$539,900

3 Bedroom, 3.00 Bathroom, 1,641 sqft
Single Family on 0.00 Acres

Belle Rive, Edmonton, AB

2-storey Belle Rive home w/3 beds up. Built by Montorio homes. Steps to the lake. 2 blocks to Florence Hallock K-9 school. Functional floor plan & large entry. Upgraded appliances including dual oven plus washer (which has hand-washing feature) & dryer in the main floor laundry room. Newer laminate flooring throughout. Genuine maple wood kitchen cabinets have been repainted. Great room w/electric fireplace. Primary bedroom has walk-in closet & accommodates King suite. Primary bath has separate water closet & corner soaker tub. FULLY FINISHED basement offers 2-piece bath & huge rec room. 8.5 ceilings on the main & basement gives an open & bright feel. Extra storage under basement stairs. Garage is insulated w/vapour barrier. Backyard is fully fenced, has large deck & comes w/gazebo & cover. Lot is 4500 sq ft. Taxes in 2024 were \$4,247.54. TONS of parking adjacent to home, as well as a grassy area to play. New shingles in 2018. Brand new humidifier. Sump pump has sensor & alarm. 9 blocks to Namao Centre.



8828 166 Ave

- 1640.96 SQ FT
- 3 BEDROOMS/2.5 BATH
- FULLY FINISHED BASEMENT WITH WET BAR & 2PC BATH
- 8.5' CEILINGS MAIN & BASEMENT
- STEPS TO THE LAKE
- 2 BLOCKS TO FLORENCE HALLOCK SCHOOL: K-9/KINDERGARTEN TO GRADE 9 THAT OFFERS THE REGULAR PROGRAM AS WELL AS FRENCH AS A SECOND LANGUAGE IN GRADES 4-9. RESIDENT STUDENTS WHO LIVE IN THE ATTENDANCE AREA AND SIBLINGS OF CURRENT STUDENTS RETURNING TO THE SCHOOL CAN ENROLL
- SPACIOUS FOYER & OPEN CONCEPT MAIN FLOOR
- NEWER LAMINATE FLOORING THROUGHOUT MAIN
- MAPLE CABINETS (FRESHLY REPAINTED) & DUAL OVEN
- MAIN FLOOR LAUNDRY WITH WASHER (HAND-WASH SETTING) & DRYER
- HOT WATER TANK REPLACED IN 2015
- PRIMARY FITS KING, HAS WALK-IN CLOSET, SOAKER TUB & PRIVATE WATER CLOSET
- FURNACE AGE 2004
- INSULATED GARAGE WITH VAPOUR BARRIER
- LARGE FENCED YARD WITH DECK & GAZEBO (COVER INCLUDED)
- NEW SHINGLES (2018), NEW HUMIDIFIER, SUMP PUMP WITH ALARM
- 4500 SQ FT LOT WITH EXTRA PARKING & ADJACENT GREEN SPACE
- TAXES \$4,247.54 IN 2024

A smaller version of the exterior view of the house, showing the same two-story structure with a light-colored exterior and a dark roof, featuring a large two-car garage and a well-manicured lawn.

Built in 2004

Essential Information

MLS® # E4440979
Price \$539,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,641
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8828 166 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W8

Amenities

Amenities	Deck, Front Porch, Gazebo, Wet Bar
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	F Hallock, St Anne
Middle	F Hallock, Cardinal Leger
High	Queen E, Arch O'Leary

Additional Information

Date Listed	June 6th, 2025
Days on Market	1
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 June 7th, 2025 at 6:32pm MDT